| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| | | |
| Roy G. Conrad | New South Federal | MAP: 083-09-0 |
| 1510 Forrest Avenue | Savings | |
| Nashville, TN 37206 | 210 Automation Way | PARCEL: 389.00 |
| | Birmingham, AL 35210 | |

This instrument prepared by: Robert J. Notestine, III, Attorney, Box 26B
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 01-10499

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **I, March Egerton, a single person,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, **Roy G. Conrad , a single person**(The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Subdivision of the A. V. S. Lindsey 29 Acre Tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 29 fronts 50 feet on the southerly margin of Forrest Avenue and extends back between parallel lines 150 feet to an alley measuring 50 feet thereon.**

**Being the same property conveyed to March Egerton, unmarried, by Warranty Deed dated October 6, 2000, from R. Russell Maddox and wife Dorothy Faye Maddox, of record in Instrument Number 200010090100295, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to:

**1. Taxes for the year 2001 and subsequent years,**

**2. Plan of Record in Book 57, page 66, Register's Office for Davidson County, Tennessee.**

**3. Any restrictions, easements, or other matters of public record.**

This is improved property known as 1510 Forrest Avenue, Nashville, TN 37206.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater for this transfer is $93,400.00.**

Roy G Conrad
**Affiant**

**Subscribed and sworn to before me this 16th day of February, 2001.**

**Notary Public**

**My Commission Expires:** 2-19-03

Davidson County DEEDWARR
Recvd: 02/26/01 10:32 2pgs
Fees:11.00 Taxes:345.58

20010226-0017471

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of February, 2001.

**March Egerton**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named March Egerton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged executing the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of February, 2001.

**Notary Public**

**My Commission Expires:** 2-19-03