[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
March Egerton		
4030 Brush Hill Road	New Owner	MAP:083-10-0
Nashville, Tennessee		PARCEL:270.00
37216		

[This instrument prepared by, Belle Meade Title and Escrow, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 01-02-10557]

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, We, Joel Smith, Sr. and wife, Charlene Smith (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, March Egerton, unmarried, (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly 8 feet of Lot No. 87 and the westerly 92 feet of Lot No. 88 on the Plan of Lockeland, being a part of the Chadwell Home Place, as of record in Book 57, page 135, Register's Office for said County.

Said parts of Lot Nos. 87 and 88 front together 100 feet on the northerly side of Forrest Avenue, formerly Morrow Street and run back between parallel lines 330 feet to a dead line.

Being the same property conveyed to Joel Smith, Sr. and wife, Charlene Smith by Warranty Deed from Oliver N. Smith and wife, Erna C. Smith of record in Book 7097, page 253, 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 Plat Book 57, page 135, said Register's Office for Davidson County, Tennessee.**

This is improved property known as **1809 Forrest Avenue, Nashville, Tennessee 37206.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $32,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[23rd day of February, 2001.
[
[Notary Public
[My Commission Expires: 9/25/01

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.

Davidson County DEEDWARR
Recvd: 02/26/01 10:33 2pgs
Fees:11.00 Taxes:118.40
20010226-0017473

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

And Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 23rd day of February, 2001.

Joel Smith, Sr.

Charlene Smith

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 23rd day of **February,** 2001, before me personally appeared **Joel Smith, Sr. and wife, Charlene Smith**, to me known to be the persons who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 9/25/01