BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landon P. Barnes (NAME)	Fifth Third Mortgage Company (NAME)	MAP 83-10
1809 Forrest Avenue (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 270
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, March Egerton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landon P. Barnes, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, 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 Homes Place of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 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 proeprty conveyed to March Egerton, unmarried, by deed from Joel Smith, Sr. and wife, Charlene Smith, of record as Instrument #20010226-0017473, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land in the 6th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of Lot 88 on the Plan of Lockland of record in Plat Book 57, page 135, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 1809 Forrest Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of November, 2001

March Egerton

March Egerton

Davidson County DEEDWARR
Recvd: 11/19/01 10:40 3pgs
Fees:18.00 Taxes:447.70

20011119-0126220

LEGAL DESCRIPTION CONTINUATION

Beginning in the north right of way of Forrest Avenue, 243.39feet east of the intersection of Forrest Avenue and North 18th Street; thence leaving said Forrest Avenue, along a new line north 6 deg. 27' 14" east, 333.18 feet to the south line of the Batson and Williams Subdivision of record in Plat Book 1424, page 30, said Register's Office; thence along said south line south 84 deg. 14' 01" east, 48.62 feet; thence south 6 deg. 27' 15" west, 333.78 feet to the north right of way of Forrest Avenue; thence along said right of way north 83 deg. 32' 02" west, 48.62 feet to the point of beginning according to survey by John Kohl & Company, P.C., RLS No. 855, dated October 24, 2001.

The property being conveyed is Lot 1 of the future Egerton Subdivision Part of Lots 87 & 88 on the Plan of Lockland to be recorded.

This conveyance is subject to all matters appearing on the plan of record in Book 57, page 135, said Register's Office.

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2001.

Commission expires _____

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public