[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Phillip A. Smith	New Owner	Map: 091-06-0 Parcel: 214/215
5411 Pennsylvania		
Nashville, TN 37207		268

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

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, **March Egerton, an unmarried person** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Phillip A. Smith, a married person** (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:

See attached Exhibit A for legal description and derivation clause.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes are for 2001 were classified as tax exempt, for the year 2002 and subsequent years may change, after the tax assessor reassesses subject property.
2. Plan of record in Book 57, page 172, said Register's Office for Davidson County, Tennessee.
3. No insurance is afforded as to the acreage or area contained in the real property description.

This is improved property commonly known as 5411 Pennsylvania Avenue, Nashville, Tennessee 37209.

Davidson County DEEDWARR
Recvd: 02/01/02 13:36 4pgs
Fees:23.00 Taxes:740.00
20020201-0014411

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2002.

Notary Public

My Commission Expires: 9.24.2005

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 31st day of January, 2002.

March Egerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **31st** day of **January, 2002**, before me personally appeared March Egerton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of **January,** 2002.

Notary Public

My Commission Expires: 9-24, 2004

EXHIBIT "A" - LEGAL DESCRIPTION

TRACT I: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NOS. 1318 AND 1320 OF BLOCK NO. 35, PLAN NO. 2 OF WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOTS 1318 AND 1320, FRONT TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF PENNSYLVANIA AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

TRACT II: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1322 AND 1324 OF BLOCK NO. 35, PLAN NO. 2 OF WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NOS. 1322 AND 1324 FRONTS TOGETHER 60 ON THE SOUTHERLY SIDE OF PENNSYLVANIA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARCH EGERTON BY WARRANTY DEED OF ROBERT DISHNER, MELVIN RYAN, FRANK MAYO, AND G. P. SPICER, TRUSTEES OF THE CHARLOTTE AVENUE CHURCH OF CHRIST, NASHVILLE, TENNESSEE, DATED NOVEMBER 19, 2001 AND BEING INSTRUMENT NUMBER 20011126-0128466, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

M.E.