Davidson County DEEDWARR
Recvd: 04/23/02 09:44 3pgs
Fees:18.00 Taxes:222.00
20020423-0049816

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26b

March Egerton	New Owner	11051
4030 Brushhill Road		Map 083-09-0
Nashville, TN 37216		Parcel 366

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, **Hyrum K. Branum, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **March Egerton, an unmaried 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:

Land in Davidson County, Tennessee, being Lot No. 92, on the Map of A.V.S. Lindlsey's 29-acre tract, of record in Book 57, page 66, Register's Office for said County to which plan reference is here made for a complete description of said lot.

Being the same property conveyed to Hyrum K. Branum, by deed from Stanford Miller, of record in Book 7041, page 234,said Register's Office for Davidson County, Tennessee.

Hyrum K. Branum and Hyrum Branum are one and the same person.

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

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Metropolitan Government of Nashville and Davidson County Code Letter of record as Instrument Number 200004070035462, said Register's Office.

This is improved property commonly known as 1415 Forrest Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 18th day of April, 2002.

Notary Public

My Commission Expires: 05/28/03

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 18th day of April, 2002.

Hyram Branum

STATE OF TENNESSEE, DAVIDSON COUNTY, TO WIT:

I hereby certify that on this 18th day of April, 2002, before me, a Notary Public in and for the State and County aforesaid, personally appeared, March Egerton satisfactorily proven to be the person(s) whose name(s) are subscribed to the within Correction Agreement-Limited Power of Attorney and acknowledgment that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

My Commission expires: 05/28/03

Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY, TO WIT:

I hereby certify that on this 18th day of April, 2002, before me, a Notary Public in and for the State and County aforesaid, personally appeared, Hyram Branum satisfactorily proven to be the person(s) whose name(s) are subscribed to the within Correction Agreement-Limited Power of Attorney and acknowledgment that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

My Commission expires: 05/28/03

Notary Public