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

David Hughens	New Owner	Map 083-13-0
714 Setliff Place		Parcel 169
Nashville, TN 37206		26b 11373

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, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **David Hughens, 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:

Land in Davidson County, Tennessee, being Lot No. 139 in East Edgefield, a plan of which is of record in Book 21, page 147, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to March Egerton, by deed of record as Instrument Number 200302120019360, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of March Egerton and never has been and is investment property owned by March Egerton.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 21, page 147, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1111 Boscobel Street, Nashville, Tennessee 37216.

Davidson County DEEDWARR
Recvd: 02/25/03 11:13 3pgs
Fees:18.00 Taxes:144.30

20030225-0024823

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $39,000.00.

Affiant

Subscribed and sworn to before me this 19th day of February, 2003.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires:

NOTARY PUBLIC AT LARGE

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 successors 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 19th day of February, 2003.

March Egerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared March Egerton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of **February,** 2003.

Notary Public

My Commission Expires: NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
ROBERT JOHN NOTESTINE
MY COMMISSION EXPIRES SEP 2 [illegible]

