Davidson County DEEDWARR
Recvd: 04/29/03 09:32 3pgs
Fees:18.00 Taxes:196.10
20030429-0056929

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of **April, 2003, by and between WILLIAM E. BROWN and DORIS O. BROWN, HUSBAND AND WIFE, hereinafter called Grantors, and MARCH EGERTON, A MARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM E. BROWN and DORIS O. BROWN, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto MARCH EGERTON, A MARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A". which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as LOT 14, MOSS ROSE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

William E. Brown
WILLIAM E. BROWN
Signature of Seller

Doris O. Brown
DORIS O. BROWN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM E. BROWN and DORIS O. BROWN, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of April, 2003.

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

MARCH EGERTON, A MARRIED MAN
4030 Brush Hill Road
Nashville, Tn 37216

Property Address:

LOT 14, MOSS ROSE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME AS OWNER

Map & Parcel #: MAP 73-1, PARCEL 277

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$53,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

× Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **April, 2003.**

Notary Public

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

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A certain parcel or tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of B.E. Woodwards Subdivision, of a part of the W.J. Tune Land, of record in Book 974, page 94, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the easterly side of Moss Rose Drive and run back 394 feet on the north line and 395 feet on the south line, to the low water mark of the Cumberland River, on which it measures approximately 100 feet.

Being the same porperty conveyed to WILLIAM E. BROWN and DORIS O. BROWN, HUSBAND AND WIFE, by Deed from WELLINGTON ENTERPRISES, LTD., of record in Record Book 1650, page 358, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 73-1, PARCEL 277).

2. All matters as set forth on the Plan of B.E. Woodard's Subdivision, a part of the W.J. Tune Land, of record in Plat Book 974, page 94, said Register's Office which shows a 30-foot minimum building setback line from Moss Rose Drive.

3. Easement for natural flow of Cumberland River.

4. Flowage Easement for the Cheatham Lock and Dam Project, of record in Book 2270, page 495, said Register's Office.

5. Easement for sanitary sewer and/or storm drainage, to Metropolian Government of Nashville and Davidson COunty, Tennessee, of record in Book 4403, page 34, said Register's Office.

M.B.