Davidson County DEEDWARR
Recvd: 08/02/04 16:29 2pgs
Fees:13.00 Taxes:157.25
20040802-0092394

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
March Egerton
1511 Long Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
March Egerton
4030 Brush Hill Road
Nashville, TN 37216

MAP/PARCEL NO:
94-1-376

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Minnie R. Hamilton** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 03P-782** unto the Grantee, **March Egerton** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Minnie Reeves Hamilton**, described as follows:

Being Lot No. 195 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Minnie Reeves Hamilton by deed from Elmer L. Manley and wife, Edna E. Manley by deed of record in Book 5277, page 379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions as shown of record.

This is improved property known as **1511 Long Avenue, Nashville, TN 37206**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Minnie R. Hamilton** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of July 2004.

Peggy D. Mathes

Peggy D. Mathes, Administrator

M.E.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of July 2004, before me personally appeared, Peggy D. Mathes, Administrator of the Estate of Minnie R. Hamilton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Minnie R. Hamilton, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 28 day of July 2004.

My commission expires: 7/29/06

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

Affiant

Subscribed and sworn to before me this 28 day of July, 2004.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.