[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mary Gates	New Owner	Map 94-1
413 N. Kimper Drive		Parcel 376
Madison, TN 37115		
		12040 26b

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 **Mary Gates, a married person** (The "Grantee"), her 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. 195, as shown on the map entitled Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to March Egerton, by deed of record in Instrument Number 20040802-0092394, said Register's Office.

The above described real estate is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

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 2004 and subsequent years.
2. Plan of record in Book 57, page 130, said Register's Office.

This is improved property commonly known as 1511 Long Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $71,000.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 2004.

Notary Public

My Commission Expires: 3-31-07

Davidson County DEEDWARR
Recvd: 09/01/04 10:35 2pgs
Fees:13.00 Taxes:262.70

20040901-0105702

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, her 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; have 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 warrantand forever defend the title to the Property to the said Grantee, her 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 August, 2004.

March Egerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of August, 2004, before me personally appeared March Egerton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he executed the same as the free act and deed for the purposes herein described.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of August, 2004.

BARBARA KERRY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07