RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/03/05 12:50 2 pg:
Fees:13.00 Taxes:222.00

20050103-0000548

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael J. LaJoie and Alicia A. LaJoie	New Owner Michael J. LaJoie	Map 83-13
1113 Windsor Drive	113 Windsor Drive	Parcel 228
Gallatin, TN 37066	Gallatin, TN 37066	
		12167 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 man,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Michael J. LaJoie and wife, Alicia A. LaJoie** (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 9, as shown on the map entitled Mayline Weakley's Confederate Hill Subdivision, of record in Plat Book 332, page 134, 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 as in Instrument Number 20041203-0144163, said Register's Office for Davidson County, Tennessee.

Allison Egerton, wife of March Egerton, joins into this conveyance to convey any interest she may have in the above described real property and specifically any marital interest she may possess.

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 2005 and subsequent years.

This is unimproved property commonly known as 510 S. 11th Street, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

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

Mitchell A. Watts
Affiant

Subscribed and sworn to before me this
31st day of December, 2004.

Jason C. Chaffin
Notary Public

My Commission Expires: 03-22-2007

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

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 do 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 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 31st day of December, 2004.

March Egerton

March Egerton

Allison Egerton

Allison Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2004, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named March Egerton and wife, Allison Egerton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of December, 2004.

BARBARA KEMP NOTARY PUBLIC AT DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07