[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Cerys Matthews and Seth Riddle	Union Planters Bank 215 Forrest Street	Map 83-10
1414 Fatherland Ave	Hattiesburg MS 39401	Parcels 247 & 369
Nashville, TN 37206		12255 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, 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, married,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Cerys Matthews and husband, Seth Riddle,** (The "Grantees"), their heirs and assigns, a 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 Lots Nos. 1 and 2, Egerton Subdivision, a resubdivision of Lots 309, 310, and 311, as of record as Instrument No. 20050322-0031179, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to March Egerton by deed from Norine C. Allen of record in Book 10759, page 996, said Register's Office for Davidson County, Tennessee.

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 conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters of record in Book 332, page 133, and Instrument No. 20050322-0031179.

This is improved property commonly known as 1822 Ordway Place, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $289,000.00.

Affiant

Subscribed and sworn to before me this 15 day of April, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

Davidson County DEEDWARR
Recvd: 04/19/05 14:23 2 pg
Fees:13.00 Taxes:1059.30

20050419-0043547

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of April, 2005.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of April, 2005, before me personally appeared March Egerton to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE