SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 220
Franklin, TN 37064

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Justin Emmanuel	New Owner	Map 83-10
901 Lakemont Dr		Parcels 367
Nashville, TN 37220		12261 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 **Justin Emmanuel, married, and Anthony Emmanuel, married,** (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 Lot No. 2 on the Plan of Egerton Subdivision part of Lots 87 & 88 on the Plan of Lockland Plat Book 57, page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to March Egerton by deed from Joel Smith, Sr. and wife, Charlene Smith, of record in Instrument No. 20010226-0017473, 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 57, page 135, and Instrument No. 20011207-0135043.

This is unimproved property commonly known as 1811 Forrest Ave., Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $59,900.00.

Affiant

Subscribed and sworn to before me this 27th day of April, 2005.

Notary Public

My Commission Expires: 3-31-07

VICKY ALLEN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 05/03/05 14:57 2 pgs
Fees:13.00 Taxes:221.63
20050503-0049406

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 28th day of April, 2005.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th 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: 3-31-07

NOTARY PUBLIC VICKI W. ALLEN DAVIDSON COUNTY, TENNESSEE AT LARGE