Davidson County DEEDWARR
Recvd: 06/14/05 14:11 2 pgs
Fees:13.00 Taxes:510.60

20050614-0067990

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
March Egerton	New Owner	Map 83-10
4030 Brush Hill Road		Parcel 291.00
Nashville, TN 37216		12248

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, **Earl J. Spence, Sr. and wife, Ann G. Spence** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **March Egerton, a married person,** (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 Nos. 72 and 73 in the Subdivision of Chadwell Home Place, called Lockeland, a Plan of which is of record in Book 57, page 135, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Earl J. Spence, Sr. and wife, Ann G. Spence by deed from Thomas Neil Mundy and wife, Cathy Ann Mundy of record in Book 10183, page 802, said Register's Office for Davidson County, Tennessee.

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.
2. Any and all matters of record in Plat Book 57, page 135, said Register's Office.

This is improved property commonly known as 1716 Forrest Ave, Nashville, Tennessee 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 138,000.00

BARBARA KEMP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

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

Notary Public

My Commission Expires: 9/22/07

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 Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, hi heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8 day of June, 2005.

Earl J. Spence Sr

Earl J. Spence, Sr.

Ann G. Spence

Ann G. Spence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Earl J. Spence, Sr. and wife, Ann G. Spence**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 8 day of June, 2005.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE