[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
March Egerton	New Owner	Map 83-2
4030 Brush Hill Road		Parcel 322
Nashville, TN 37216		26b 12357

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Ste. 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, **Edythe Townsend, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **March Egerton, a married person** (The "Grantee"), his heirs and assigns , the 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 part of Lot #11 on the original plan of Brownsville as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Scott Avenue at the southwest corner of the property conveyed to Charles R. Land by Deed from Ruth Moore Lott of record in Book 1756, page 491, said Register's Office; thence with the southerly line of said land property eastwardly 200 feet; thence South 1 deg. 30' W 120 feet; thence westwardly 200 feet to the easterly margin of Scott Avenue; thence northwardly 115 feet to the beginning.

Being the same property conveyed to Edythe Townsend by Quitclaim Deed from Galaxy Star Drug Awareness, dated 12/10/04, filed 12/14/04, of record in Instrument Number 20041214-0148381, Register's Office for Davidson County, Tennessee. Also acquired by Deed of record in Instrument Number 20030311-0032170, said Register's Office for Davidson, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 21, page 9, said Register's Office.
3. Sewer Easement of record in Book 1942, page 321, said Register's Office.

This is improved property commonly known as 314 Scott Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $172,000.00.

Affiant

Subscribed and sworn to before me this 11th day of August, 2005.

Notary Public

My Commission Expires: 3/31/07

Davidson County DEEDWARR
Recvd: 08/12/05 13:50 2 pgs
Fees:13.00 Taxes:636.40

20050812-0095966

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 does covenant with the said Grantee 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 herself, her 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 9th day of August, 2005.

Edythe Townsend

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Edythe Townsend with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of August, 2005.

Notary Public

My Commission Expires: 3-31-07