RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Keri Adams	New Owner	Map 83-10
5107 A Georgia Ave	Same	Parcel 370
Nashville, TN 37209		

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 person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Keri Adams, an unmarried person and Matthew Stitzlein, an unmarried person** (The "Grantee"), her 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 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 reference is hereby made for a more complete legal description.

Being part of the same property conveyed to March Egerton, a married person by Warranty Deed from Earl J. Spence, Sr. And wife, Ann G. Spence, of record in Instrument Number 20050614-0067990, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

The above described real property is not the homestead of the grantor and never has been and is investment property owned by the grantor.

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 57, page 135, said Register's Office.

This is improved property commonly known as 1716 Forrest Avenue, Nashville, TN 37206.

Davidson County DEEDWARR
Recvd: 10/26/05 12:02 2 pgs
Fees:13.00 Taxes:543.90
20051026-0129272

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $147,000.00.

Affiant

Subscribed and sworn to before me this 7 day of October, 2005.

Notary Public

My Commission Expires: 7-10-09

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, her 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; 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, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of October, 2005.

March Egerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared March Egerton 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 7th day of October, 2005.

Notary Public

My Commission Expires: 11-22-2008

PRISCILLA EATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008