# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/06 12:10 2 pgs
Fees:13.00 Taxes:222.00

20060120-0007788

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF January, 2006

Notary Public

MY COMMISSION EXPIRES: 1/28/10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| March Egerton (NAME) | (NAME) | MAP: 083-14 |
| 4216 Brushhill Road (ADDRESS) | SAME (ADDRESS) | PARCEL: 0193.00 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, R.D. Stein, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO March Egerton, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 314 on the Plan of Edgefield Land Company's Second Subdivision of record in Book 57, Page 152, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 314 fronts 50 feet on the northerly side of Lillian Street (also known as Lilian Street) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to R.D. Stein, by deed from Robert S. Hite, unmarried of record in Book 6185, Page 367, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X) property, known as 1613 Lillian Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of January, 2006

R.D. Stein

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 R.D. Stein

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2006.

Commission expires 1/28/06

Lynda Kaye Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public