THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23151N

Davidson County DEEDWARR
Recvd: 02/21/06 12:29 2 pgs
Fees:13.00 Taxes:1008.25
20060221-0020087

MAP/GROUP/PARCEL:
091-16-0-147.00

NEW OWNER'S NAME AND ADDRESS:
William T. Egbert and Nancy B. Egbert 5620 Leipers Creek Road
Franklin, TN 37064

SEND TAX BILLS TO:
JP Morgan Chase Bank, NA
1901 Foxborough Rd. Ste 406
Charlotte, NC 28211

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, KATHRYN LUCILLE CHANCELLOR now known as KATHRYN LUCILLE CHANCELLOR EVERHART, a married woman, hereinafter called Grantor, does hereby transfer and convey unto WILLIAM T EGBERT and wife, NANCY B EGBERT, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 504 and the westerly 35 feet of Lot No. 502 of Block No. 25, on the Plan of Charlotte Park Company's First Addition, as shown on plat of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Said Lot No. 504 and the westerly part of Lot No. 502 front together 85 feet on the southerly side of Dakota Avenue, formerly Fourth Avenue, and run back between parallel lines, with the westerly margin of 46th Avenue North, formerly Fifth Street, as widened, 150 feet to an alley.
>
> The subject property is improved property commonly known as 4601 Dakota Avenue, Nashville, TN 37209.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20040702-0079133, Register's Office for Davidson County, Tennessee.
>
> John B. Everhart joins in this instrument to convey any and all interest in said property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to

warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

KATHRYN LUCILLE CHANCELLOR EVERHART

JOHN B EVERHART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, KATHRYN LUCILLE CHANCELLOR EVERHART AND JOHN B EVERHART, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 17th day of February, 2006.

NOTARY PUBLIC

9/30/06

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $272,500.00.

AFFIANT

Sworn to and subscribed before me, this the 17th day of February, 2006.

NOTARY PUBLIC

12-28-08

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN