| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| March Egerton | New Owner | Map 83-5 |
| 4030 Brush Hill Road | | Parcel 428 |
| Nashville, TN 37216 | | 26b 12513 |

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, **Georgia Smith, 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:

**Being the easterly 40 feet of Lot 11 and the westerly 20 feet of Lot No. 10 on the Map showing Olivia W. Sharpe's 2nd Addition to Nashville of record in Book 421, page 176, Register's Office, Davidson County, Tennessee and further described according to a survey made by John Kohl dated March 13, 1986, as follows:**

**Said parts of said lots front together 60 feet on the northerly side of Stratton Avenue and run back 155 feet more or less on the westerly line and 153 feet more or less on the easterly line to an alley in the rear, measuring 60 feet thereon.**

**Being the same property conveyed to Georgia Smith and Lee Millsap, both unmarried, joint tenants with specific right of survivorship from Thomas Randolph Merrill and wife, Donna C. Merrill, of record in Book 6838, page 749, said Register's Office for Davidson County, Tennessee. Lee Millsap has since died on December 20, 2005, at the time of her death, title was vested in Georgia Smith as sole surviving tenant by the entirety.**

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 421, page 176, said Register's Office.

This is improved property commonly known as 1503 Stratton Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

**The actual consideration or value, whichever is greater for this transfer is $176,500.00.**

**Affiant**

**Subscribed and sworn to before me this 1st day of March, 2005.**

**Notary Public**

**My Commission Expires:** 3-31-07

Davidson County DEEDWARR
Recvd: 03/06/06 14:43 2 pgs
Fees:13.00 Taxes:653.05

20060306-0025782

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 1st day of March, 2006.

Georgia Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Georgia Smith 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 1st day of March, 2006.

Notary Public

My Commission Expires: 3-31-07