Davidson County DEEDWARR
Recvd: 10/11/06 10:19 2 pg
Fees:13.00 Taxes:370.00

20061011-0126185

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Keri Adams and Matthew Stitzlein	New Owner	Map 83-10
5107-A Georgia Avenue		Parcel 370
Nashville, TN 37209		12767 26b

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, a single person and Matthew Stitzlein, a single person** (The "Grantee"), his 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 72 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 2007 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 Lot 72, Forrest Avenue, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Keri Adams
Affiant

Subscribed and sworn to before me this 5th day of October, 2006.

Fran Y. Oroson
Notary Public

Fran Y. Oroson
State of Tennessee
Notary Public
Davidson County

My Commission Expires 03/21/2009

My Commission Expires:_____

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; 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, 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 5th day of October, 2006.

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 5th day of October, 2006.

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson

My Commission Expires 03/21/2009

My Commission Expires:_____