Davidson County DEEDWARR
Recvd: 12/13/06 14:14 2 pgs
Fees:13.00 Taxes:1110.00

20061213-0153830

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[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph R. & Jennifer J. Doyle	New Owner	Map/Parcel 08302032200
314 Scott Avenue		
Nashville, TN 37206		06-10-12802

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 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, **March Egerton, a married person**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Joseph R. Doyle and wife, Jennifer J. Doyle** (The "Grantees"), their heirs and assigns, a 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 part of Lot #11 on the original plan of Brownsville as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description and described as follows:

Beginning of the easterly margin of Scott Avenue at the southwest corner of hte property conveyed to Charles R. Land by Deed from Ruth Moore Lott of recordo in Book 1756, page 481, said Register's Office; thence with the southerly line of said land property eastwardly 200 feet; thence South 1 deg. 30' W 120 feet; thence westwardly 200 feet to the easterly margin of Scott Avenue; thence northwardly 115 feet to the beginning.

Being the same property conveyed to March Egerton by Warranty Deed from Edythe Townsend of record in Instrument No. 20050812-0095966, said Register's Office.

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

This conveyance is subject to the following:

1. All matters as shown on Plan of record in Plat Book 21, page 9, said Register's Office.
2. Sewer Easement of record in Book 1942, page 321, said Register's Office.

This is improved property commonly known as 314 Scott Avenue, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 2006.

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE III
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of December, 2006.

March Egerton

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, March Egerton with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2006.

Notary Public

My commission expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY