Davidson County DEEDWARR
Recvd: 02/16/07 12:36 3 pgs
Fees:18.00 Taxes:971.25

20070216-0019815

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph P. Calandriello and Kitty M. Calandriello	~~New Owners~~ SunTrust Mortgage Inc.	Map/Parcel -
1503 Stratton Avenue	801 Fourth Ave. N 7th Floor	083-05-0-428.00
Nashville, TN 37206	Nashville, TN 37219	07-02-12882 26b

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 do transfer and convey unto **Joseph P. Calandriello and Kitty M. Calandriello, husband and wife,** (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:

See Exhibit A attached.

Being the same property conveyed to March Egerton, a married person, by Warranty Deed dated March 1, 2006, from Georgia Smith, an unmarried person, of record in Instrument No. 20060306-0025782 for 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 plat of record in Plat Book 421 page 176, said Register's Office.
2. 2007 property taxers are not yet due and payable, which has been prorated, the payment of which is assumed by Grantees.

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

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $262,500.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2007

My Commission Expires: 1/3/11

Notary Public

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission expires: 1/3/11

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 Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do further covenant and bind themselves, their 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 15th day of February, 2007.

March Egerton

Alison Egerton by March Egerton HER ATTY. IN FACT
by March Egerton her Attorney-in-Fact

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 15th day of February, 2007.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

State of Tennessee
County of Davidson

On this 15th Day of February, 2007, before me personally appeared March Egerton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alison Egerton as his attorney-in-fact and acknowledged that he executed the same as the free act and deed of said Alison Egerton.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 19, 2009

My commission expires: _____

Exhibit A

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.