**[ADDRESS NEW OWNER:]** **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

| | | |
|---|---|---|
| March Egerton | New Owner | Map/Parcel |
| 4216 Brush Hill Road | | 08306029300 |
| Nashville, TN 37216 | | 07-05-12961 |

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, James Edward Underwood and **the ACU I, LLC, a Tennessee Limited Liability Company,** (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, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Being the northerly 50 feet of the southerly 105 feet of the westerly 173 feet of Lot Nos. 7 and 8 on the Map of H.B. Blue's Subdivision of the south part of Lot No. 2 in Brownsville, as of record in Book 161, page 134, Register's Office for said County.**

**Said part of Lot Nos. 7 and 8 fronts 50 feet on the easterly side of Scott Avenue and runs back between parallel lines 173 feet to an alley, the north line being 69.4 feet southerly from the southerly margin of Watkins Street.**

**Being the same property conveyed by Notice of Dissolution - Limited Liability Company as recorded on the 29th day of December, 1999, in Instrument No. 19991229-0308476; Articles of Termination - Limited Liability Company as recorded on the 29th day of December, 1999, in Instrument No. 19991229-0308475; Quit Claim Deed from Ed Underwood to ACU I, LLC, a Tennessee Limited Liability Company as recorded on the 14th day of February, 1966 in Book 9947, page 895; and Warranty Deed from Robert F. Copeland, unmarried to Ed Underwood as recorded on the 20th day of September, 1995 in Book 9800, page 30, in the Register's Office o Davidson County, Tennessee.**

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 161, page 134, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.
3. Easement of record, recorded in Book 6121, page31, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/16/07 12:42 2 pgs
Fees:13.00 Taxes:425.50
20070516-0058596

This is improved property commonly known as: 104 Scott Avenue, Nashville, TN 37206

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $115,000.00**

**Affiant**

**Subscribed and sworn to before me**
**this 14 day of May, 2007**

My Commission Expires 03/21/2009

**My Commission Expires:** _____

Fran Y. Oroson State of Tennessee Notary Public Davidson County

**Notary Public**

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 itself, its successors 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 14th day of May, 2007.

ACU, LLC

By: _____
James Ed Underwood, individually and on behalf of ACU I, LLC

**State of Tennessee**
**County of Davidson**

Before me, FRAN YOROSON of the state and county aforesaid, personally appeared **James Ed Underwood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of the ACU I, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company , and that he as such Manager, executed the foregoing instrument for the purposes herein contained, by signing the name of the limited liability company by himself as MANAGER.

Witness my hand, at office, this 14th day of May, 2007.

Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

My Commission Expires 03/21/2009

My commission expires: _____

**State of Tennessee**
**County of Davidson**

Personally appeared before me, a Notary Public for the State and County aforesaid, **James Ed Underwood,** 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 14th day of May, 2007.

Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

My Commission Expires 03/21/2009

My commission expires: _____