Davidson County DEEDWARR
Recvd: 09/07/07 14:09 2 pgs
Fees:13.00 Taxes:518.00

20070907-0107739

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Curtis Borntrager et al	New Owners	Map 83-3
2919 Susan Drive		Parcel 192
Nashville, TN 37214		12996 26b

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, **March Egerton, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Curtis Borntrager and wife, Holly Borntrager and Joshua Cherry and wife, Sandra Deasy Cherry** (The "Grantees"), their heirs and assigns , the 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 No. 5, on the Map of George C. Waters Addition of record in Book 151, page 141, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the south side of Rosebank Avenue and runs back between parallel lines, along the westerly margin of Campbell Street, 160 feet to an alley.

Being the same property conveyed to March Egerton by Warranty Deed from Mary Alice Long and James William Martin, Jr., heirs-at-law of Mary Pauline Martin, of record in Instrument Number 20070605-0066973, Register's Office for Davidson County, Tennessee.

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 2007and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 161, page 141, said Register's Office.

This is improved property commonly known as 111 Rosebank Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $140,000.00.

Curtis Borntrager
Affiant

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

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires 02/26/2011
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 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 5th day of September, 2007.

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 September, 2007.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY VICKY W. MCMILLEN

My Commission Expires 02/26/2011

My Commission Expires:_____