[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
March Egerton	New Owner	Map and Parcel
~~4030~~ 4216 Brush Hill Road		083-03-0-214.00
Nashville, TN 37216		26b 13151

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, **Crystal D. Ballard, a single person** (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 , 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 part of Lot No. 58, on the Map of Brownsville, of record in Plat Book 21, page 9, said Register's Office and described as follows:

BEGINNING at a point in the center line of Carter Street 429 feet west from the westerly margin of Campbell Street; thence westerly with the center of Carter Street 100 feet to a point; thence northerly and parallel with the westerly margin of Campbell Street 680.3 feet to the south line of the property conveyed to Eugene F. Connor by deed of record in Book 1629, page 621, said Register's Office; thence along Connor's south line easterly 100 feet to Connor's southeast corner; which is 429 feet west of the westerly margin of Campbell Street; thence southerly parallel to the margin of said Street, 680.3 feet to the beginning.

Being the same property conveyed to Crystal D. Ballard by quitclaim deed dated November 1, 2001 from Marcus A. Ballard, Jr. of record in Instrument Number 20020225-0023726, said Register's Office. Further being the same property conveyed to Marcus Andrew Ballard, Jr. and wife, Crystal Dawn Ballard by Installment Deed dated April 29, 1999 from J. T. McMahan and wife, Milbrey McMahan of record in Book 11463, page 534, said Register's Office.

Davidson County DEEDWARR
Recvd: 12/17/07 14:10 2 pgs
Fees:13.00 Taxes:425.50
20071217-0144662

This conveyance is subject to the following:

1. Taxes for the year 2008and subsequent years.

This is improved property commonly known as 2207 Carter 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 13th day of December, 2007.

Notary Public

My Commission Expires: My Commission Expires 02/26/2011

VICKY W. MCMILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON 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 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 herself, her 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 13th day of December, 2007.

Crystal D Ballard

~~March Egerton~~
Crystal D. Ballard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Crystal D. Ballard with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of December, 2007.

Notary Public

My Commission Expires 02/26/2011

My Commission Expires:_____

VICKY W. MCMILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY