[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Matthew Walker	New Owner	Map/Parcel -
1716 Electric Avenue		09402007500
Nashville, TN 37206		08-02-13186 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 does transfer and convey unto **Matthew Walker, a single 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE PLAN OF UNITED ELECTRIC RAILWAY COMPANY'S ADDITION, AS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MARCH EGERTON TO BIG TENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 1ST DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071101-0129190 AND WARRANTY DEED FROM LINDA D. MASSEY, ADMINISTRATRIX OF THE ESTATE OF DENNIS LANE DENMARK AND LINDA D. MASSEY, SOLE SURVIVING HEIR TO MARCH EGERTON, A MARRIED PERSON AS RECORDED ON THE 30TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070130-0012390, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BIG TENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO MARCH EGERTON AS RECORDED ON THE 6TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080306-0022671.

THE ABOVE DESCRIBED REAL PROPERTY IS NOT THE HOMESTEAD OF MARCH EGERTON AND NEVER HAS BEEN AND IS INVESTMENT PROPERTY OWNED BY MARCH EGERTON.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which has been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF UNITED ELECTRIC RAILWAY COMPANY'S ADDITION, as recorded in Plat Book 161, Page(s) 8, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1716 Electric Avenue, Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 03/19/08 10:41 2 pgs
Fees:13.00 Taxes:673.03
20080319-0027671

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $181,900.00

Affiant

Subscribed and sworn to before me
this 10th day of March, 2008

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

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC 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 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 himself, his 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 10th day of March, 2008.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2008, before me personally appeared March Egerton to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES. September 19, 2009