(1)

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Kevin A Warren and Tessa A. Warren | | Map/Parcel - |
| 413 North 16th Street | NEW OWNER | 73-1-277.00 |
| Nashville, TN 37206 | | |

**This instrument prepared by : Robert J. Notestine, III, Attorney,109 Kenner Avenue, Ste 201, Nashville, TN 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** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Kevin M. Warren and wife, Tessa A. Warren** (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:

**Land in Davidson County, Tennessee, being Lot No. 14 on the Map of B. E. Woodward Subdivision, of a part of W. J. Tune Land, of record in Book 974, Page 94, Register's Office for said County.**

**Said Lot No. 14 fronts 100 feet on the easterly side of Moss Rose Drive and runs back 394 feet on the north line and 395 feet on the south line, to a low water mark of the Cumberland River, on which it measures approximately 100 feet.**

**Being the same property conveyed by Quitclaim Deed from Upside, LLC to March Egerton as recorded in Instrument No. 20071101-0129189 in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. E. WOODWARD'S SUBDIVISION, as recorded in Plat Book 974, Page(s) 94 and 95, Register's Office of Davidson County.
2. Easement for Natural Flow of Cumberland River, Register's Office for Davidson County, Tennessee.
3. Flowage Easement for the Cheatham Lock and Dam Project recorded in Book 2270, Page 495., said Register's Office.
4. Easement for Sanitary Sewer and/or Storm Drainage to Metro recorded in Book 4403, Page 34., said Register's Office.

This is unimproved property commonly known as: Lot 14, Moss Rose Drive, Nashville, TN

BILL GARRETT, Davidson County
Trans:T20090075873 DEEDWARR
Recvd: 11/06/09 10:21 2 pgs
Fees:13.00 Taxes:425.50
20091106-0102766

**[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 4th day of November, 2009**

My Commission Expires 01/09/2012

**My Commission Expires:** _____

**Notary Public**

RYAN HUNTER ALSUP
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 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 4th day of November, 2009.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November 2009, 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.

My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: