BILL GARRETT, Davidson County
Trans:T20100077420 DEEDWARR
Recvd: 12/08/10 13:44 2 pgs
Fees:13.00 Taxes:1344.03
20101208-0097777

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	
Deborah Grant		
1825 Ordway Place	NEW OWNER	Map|Parcel 08310012700
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, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Deborah Grant, an unmarried person** (The "Grantee"), her 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 3, COMBINATION PLAT, EGERTON SUBDIVISION NO. 2, A RESUBDIVISION OF LOTS 55 THRU 61 ON THE MAP OF MCEWEN PLACE, as shown on plat of record in Instrument No. 20100225-0014318, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Big Tent LLC, a Tennessee Limited Liability Company to March Egerton as recorded on the 22nd day of November, 2010 in Instrument No. 20101122-0093585, in the Register's Office of Davidson County, Tennessee.

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 2011 and subsequent years not yet due and payable. .
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COMBINATION PLAT, EGERTON SUBDIVISION NO. 2, A RESUBDIVISION OF LOTS 55 THRU 61 ON THE MAP OF MCEWEN PLACE, as recorded in Instrument No. 20100225-0014318, said Register's Office.

This is improved property commonly known as: 1825 Ordway Place, Nashville, TN 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $363,250.00

Affiant

Subscribed and sworn to before me this 03rd day of November, 2010

My Commission Expires: 01/07/2013

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, her 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 Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of November, 2010

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of November 2010, 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

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

VICKY W. MCMILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY