[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kurt G. Schreiber		Map/Parcel -
401 Bowling Ave #16	NEW OWNER	08310045600
Nashville, TN 37205		

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 do transfer and convey unto **Kurt G. Schreiber** (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 2, COMBINATION PLAT, EGERTON SUBDIVISION NO. 2, A RESUBDIVISION OF LOTS 55 THROUGH 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 Upside, LLC to March Egerton as recorded in Instrument No. 20110506-0035053, in the Register's Office of Davidson County, Tennessee.

The above described property is not nor ever was marital property nor it is subject to any homestead exemption of the spouse of the Grantor.

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 THROUGH 61 ON THE MAP OF MCEWEN PLACE, as recorded in Plat Book 332, Page(s) 133 and Instrument No. 20100225-0014318

This is improved property commonly known as: 405 Bushnell Rd, Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20110027099 DEEDWARR
Recvd: 05/06/11 11:53 2 pgs
Fees:13.00 Taxes:342.25
20110506-0035053

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $92,500.00

Affiant

Subscribed and sworn to before me this 6th day of May, 2011

My Commission Expires: My Commission Expires 01/09/2012

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 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; have 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 successors 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 have caused this Deed to be executed this 4th day of May, 2011.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May 2011, 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

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012