[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Richard J. Prichard and Megan L. Prichard	New Owner	Map 083-12-0
104 Scott Avenue		Parcel 163.00
Nashville, TN 37206		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, 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 **Richard J. Prichard and wife, Megan L. Prichard** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being the northerly 50 feet of the southerly 105 feet of the westerly 173 feet of Lots Nos. 7 and 8 on the Map of H.B. Blue's Subdivision of the south part of Lot No. 2 in Brownsville, as of record in Book 161, page 134, Register's Office for said county.

Said part of Lots Nos. 7 and 8 fronts 50 feet on the easterly side of Scott Avenue and runs back between parallel lines 173 feet to an alley, the north line being 69.4 fee southerly from the southerly margin of Watkins Street.

Being the same property conveyed to March Egerton, a married person by Quitclaim Deed from Second Mouse, LLC, a Tennessee limited liability company of record in Instrument Number 20120427-0036179 said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 104 Scott Avenue, Nashville, Tennessee 37206.

This is not personal, marital or primary residence of the Grantor, spouse and/or any dependents.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 161, page 11, said Register's Office.
3. Easement recorded in Book 6121, page 31, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me this 27th day of April, 2012.

My Commission Expires: 9/21/15

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120031597 DEEDWARR
Recvd: 05/01/12 08:53 2 pgs
Fees:13.00 Taxes:758.50

20120501-0036999

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; 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 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 27th day of April, 2012.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of April, 2012.

Notary Public

My Commission Expires: _____

ROBERT JOHN HOUSTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013