[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kenneth Dix	Wells Fargo Bank,N.A.	Map and Parcel
409 Bushnell Street	101 North Phillips Avenue	083-10-124.00
Nashville, TN 37206	Sioux Falls, SD 57104	

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 **Kenneth Dix** (The "Grantee") his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lots #53 and 54 on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for said County. Said lots adjoin and front together 55 feet of the Easterly side of Bushnell Street and run back between line, 139.8 feet on the Northerly line of Lot #53 and 140.7 feet on the Southerly line of Lot #54, on the Westerly line of 19th Street on which they measure 55 feet.

Being the same property conveyed to the March Egerton by Quitclaim Deed from Second Mouse, LLC, a Tennessee limited liability company of record in Instrument 20120517-0042770, Register's Office for Davidson County, Tennessee.

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

This is improved real property commonly known as 409 Bushnell Street, Nashville, Tennessee 37206.

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 332, page 133, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me this 18th **day of May, 2012.**

Notary Public

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

BILL GARRETT, Davidson County
Trans:T20120038956 DEEDWARR
Recvd: 05/29/12 10:53 2 pgs
Fees:13.00 Taxes:906.50

20120529-0046015

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/or 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 heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of May, 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 that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of May, 2012.

NOTARY PUBLIC

My Commission Expires:

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

My Commission Expires MAY 6, 2013