BILL GARRETT, Davidson County
Trans:T20120070432 DEEDWARR
Recvd: 09/18/12 15:56 2 pgs
Fees:13.00 Taxes:610.50
20120918-0084883

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Echardt Exchange Corporation
As Qualified Intermediary for
March Egerton
109 Kenner Ave. Ste. 201
Nashville, TN 37205

Send tax bill to:
March Egerton
3940 Moss Rose Dr.
Nashville, TN 37216

Map/Parcel Numbers:
9301029000 &
8303033000

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **R. D. Stein**(the "Grantors") has bargained and sold, and by these presents does transfer and convey unto **Echardt Exchange Corporation as Qualified Intermediary for March Egerton,** (the "Grantees"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Young Wilhoite's Subdivision of part of the Douglas Property as of record in Book 332, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to R. D. Stein by Quitclaim Deed from R. D. Stein, Trustee dated February 5, 1998, and filed of record in Book 10784, Page 811, Register's Office for Davidson County, Tennessee.

Property known as **1113 Greenwood Avenue, Nashville, TN 37206.**

AND

LAND in Davidson County, Tennessee, being part of the westerly part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, described as follows:

BEGINNING at the intersection of the centerline of Rosebank Avenue, formerly Division Street and Johnson Street; thence with the center of said Rosebank Avenue, eastwardly 95 feet; thence northwardly 345 feet; thence westwardly 95 feet to the center of Johnson Street; thence with the center of said Johnson Street, southwardly 345 feet to the beginning.

BEING the same property conveyed to R. David Stein by Decree for Redemption Dated April 14, 1993, and filed of record in Book 9261, Page 645, Register's Office for Davidson County, Tennessee.

Property known as **1109 Roberta Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantees, its beneficiaries, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantees, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of September, 2012.

R. D. Stein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **R. D. Stein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 14th day of September, 2012.

Notary Public
My commission expires: 5/2/16

Angela K. Robertson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $165,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2012.

Notary Public
My commission expires: 5/2/16

Angela K. Robertson State of Tennessee Notary Public Williamson County