B:t 3

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 96

NOTARY PUBLIC LARGE KNOX COUNTY TENN. (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES October 9, 1999

3-3-99

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah A. Essman	Southeastern Mortgage Of Tennessee, Inc.	95-8
(NAME) 228 Cumberland Circle	(NAME) 565 Marriott Drive, Suite 250	122
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37210	3DZ17155
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Egan, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah A. Essman and Lillian R. Abadie

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. "A" on the unrecorded Map showing the subdivision of Lots Nos. 90 to 93 both inclusive on the plan of Bluefields Section No. 2 as of record in Book 843, Page 34 Register's Office for said County, said Lot no. "A" being a part of Lot No. 93 of said subdivision, and being described according to an unregistered copy of a survey thereof made February 10, 1940, by Z. J. Wilkinson, Surveyor as follows:

Beginning at a point in the westerly margin of Cumberland Circle 50 Feet north of the common original corner of Lots Nos. 92 and 93, and being the common corner ot Lots "A" and "B" of said re-subdivision; thence with the line between Lots "A" and "B" westerly 290 feet to a point which is 125 feet north of the common westerly corner of said original lots Nos. 92 and 93; thence northerly 150 feet to point which is 55 feet south of the original corner of Lots Nos. 93 and 94, thence easterly 305 feet to a point in the westerly margin of Cumberland Circle; thence with the margin of the same southerly around a light curve 75 feet to the point of beginning.

Being the same property conveyed to Thomas C. Egan and wife, Elsie Breckenridge Egan by deed of record in Book 1199, Page 364. Mrs Elsie Egan predeceased Mr. Thomas Egan. The Property vested in John Thomas (Jack) Egan by the last Will and Testament of Thomas C. Egan probated in Davidson County 6-24-87 Docket #80186

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 228 Cumberland Circle, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of December, 1996

John Egan, Sr.

John Egan, Sr.

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Egan, Sr.

the bargainor _____, 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 my hand and official seal at Antioch, Tennessee, this 16th day of December 19 96

Commission expires October 9, 1999

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0261046

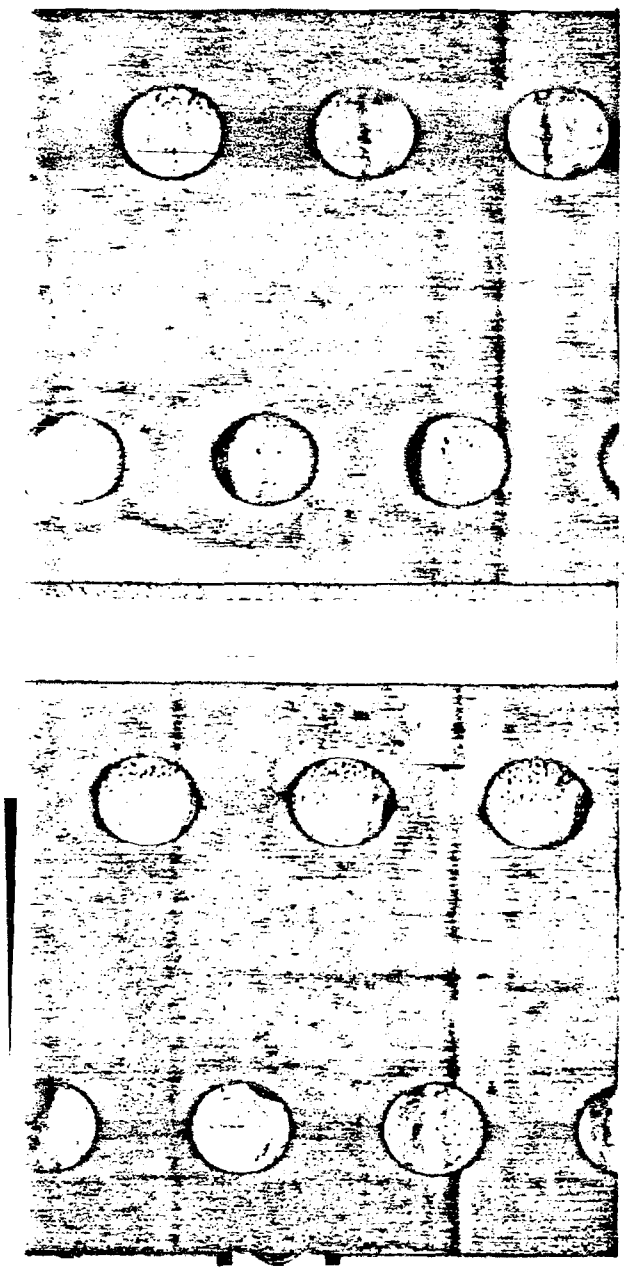
IDENTIF. ↑ REFERENCE

97 JAN -2 PM 2:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1509 01/02 0101 03CHECK 366.05

DCTN01WC



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10308 PG 869

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				LAMT 76500.00
				CON TX 357.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 366.05
				CHECK 366.05
01/02/97	01			14:12 0001 1509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02610 46
IDENTIF. ↑ REFERENCE

97 JAN -2 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1104056