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Davidson County DEEDWARR
Recvd: 11/09/01 15:39 3pgs
Fees:18.00 Taxes:2035.00
20011109-0123569

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of November, 2001.

Notary Public

My Commission Expires: 10/25/03

Address New Owner As Follows:
Brian Philip Egan
1837 Laurel Ridge Drive
Nashville, TN 37215

Send Tax Bills To:
AmSouth Bank
P. O. Box 57046
Irvine, CA 92619-7046

Map-Parcel Number:
145-06-0-013.00
FH 21580

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESTER P. SANDERS AND PATRICIA A. SANDERS, NOW SCOTT**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BRIAN PHILIP EGAN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot no. 28 on the Plan of Laurel Ridge, Section 3, of record in Book 3600, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 188.2 feet on the southeasterly side of Laurel Ridge Drive and extends back 455.4 feet on the northeasterly line and 666.4 feet on the southwesterly line, to a dead line measuring 204.5 feet thereon.

Being the same property conveyed to Chester P. Sanders and wife, Patricia A. Sanders, by deed from Lawrence M. Millner and wife, Barbara Hunter Millner, of record in Book 11334, page 405, Register's Office for Davidson County, Tennessee; the said parties having since divorced.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 1639, page 329, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 3600, page 9, Register's Office for said County.

3. Agreement for dedication of easement to Metropolitan Goverment of Nashville & Davidson County, Tennessee, for sewage pumps, service lines, ingress/egress purposes, of record in Book 8037 page 244, Register's Office for Davidson County, Tennessee.

This is improved property known as 1837 Laurel Ridge Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of November, 2001.

Chester P. Sanders

Patricia A. Sanders Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHESTER P. SANDERS**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of November, 2001.

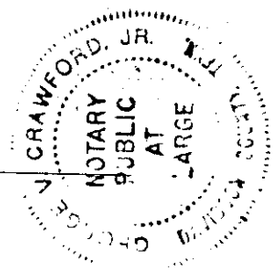
Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA A. SANDERS SCOTT**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of November, 2001.



Notary Public

My Commission Expires: 10/25/03