RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/19/04 11:27 2pgs
Fees:13.00 Taxes:1233.21
20040319-0031427

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$333,300.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2004.

Notary Public

My commission expires: 10/12/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Scott Waldrop, Jr.	**Pulte Mortgage, LLC**	**Map 116-16, Parcel 043.00**
3920 Dorcas Drive	**7475 South Joliet Street**	
Nashville, TN 37215	**Englewood, CO 80112**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lynn C. Egan and husband, Kevin D. Breault

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Scott Waldrop, Jr., unmarried

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 the 7th formerly 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the division of Henry W. Compton Estate, of record in Plan Book 2, Page 58, Chancery Court at Nashville, described according to a survey made by T.R. Sanford, Surveyor, March 11, 1957, as follows:

Beginning at a point on the easterly margin of Dorcas Drive, formerly Webber Street, at the northwest corner of the property conveyed to Edward H. Oldfield and wife, Susan W. Oldfield, deed of record in Book 5130, Page 111, Register's Office for said County, said point being also 245.4 feet southerly from the southwest corner of a part of lot conveyed to Frances S. Lawrence by Sillman Evans, Jr. and wife, by deed of record in Book 1944, Page 95, said Register's Office, said point being also 539.1 feet southerly from the intersection of the easterly margin of said Dorcas Drive and the southerly margin of Abbott Martin Road; thence with the northern boundary line of said Oldfield property South 87 deg. 40' East 365.6 feet to the center of a branch, North 7 deg. 09' East 100 feet to an iron pin; thence North 87 deg. 35' West 374.2 feet to an iron pin on the easterly margin of said Dorcas Drive; thence with the said Drive South 2 deg. 15' West 100 feet to the beginning.

Being the same property conveyed to Lynn C. Egan and husband, Kevin D. Breault by deed from Robert L. Sullivan and wife, Catherine C. Sullivan of record in Book 11518, Page 871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (_____) property, known as **3920 Dorcas 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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 16th day of March, 2004.

Lynn C. Egan

Kevin D. Breault

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynn C. Egan and husband, Kevin D. Breault,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **16th** day of **March, 2004.**

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee