Davidson County DEEDWARR
Recvd: 06/23/04 11:21 2pgs
Fees:13.00 Taxes:388.50

20040623-0074472

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Walter E. VanOchten	Bank of America	84-11
2304 Dennywood Drive	200 South College Street	GROUP
Nashville, Tennessee 37214	Charlotte, NC 28255	PARCEL 39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of********** One Hundred Five Thousand Dollars and Zero Cents ($105,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Winona H. Egan, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Walter E. VanOchten and wife, Jennie R. VanOchten, 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.

BEING Lot No. 107 on the Plan of a Subdivision of C.R. Quarles Lands, Maplecrest, of record in Plat Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John Thomas Egan and wife, Winona H. Egan, by deed from A.H. Johnson Construction Company, a Tennessee corporation, of record in Book 2148, page 609, (and by deeds of record in Book 11507, page 382, Instrument No. 20001019-0103690 and Instrument No. 20031212-0178163) Register's Office for Davidson County, Tennessee; the said John Thomas Egan having since died on 8/20/2001 and Christina Norris having since been appointed Conservator of the financial estate of Winona H. Egan by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 97P-1667.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2304 Dennywood Drive, Nashville, TN 37214

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 I do covenant with the said Grantees that I 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 I do further covenant and bind ourselves, my 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 18th day of June, 2004.

Winona H. Egan

By: Christina Norris, Conservator
Christina Norris, Conservator

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina Norris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Winona H. Egan, and acknowledged that she as Conservator of the financial estate of Winona H. Egan executed the same as the free act and deed of the said Winona H. Egan.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

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