Davidson County DEEDWARR
Recvd: 07/08/04 09:12 2pgs
Fees:13.00 Taxes:3700.00

20040708-0081075

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43094

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian Philip Egan | AmSouth Bank | 129-8-141 |
| 112 Brook Hollow Road | 2050 Parkway Office Circle | |
| Nashville, TN, 37205 | Birmingham, AL 35244 | |
| | | |

FOR AND IN 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, I/WE,

**Isaac D. Simon and Teri R. Simon**

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

**Brian Philip Egan, married**

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 a tract of land marked 'Reserved Parcel' on the Plan of the Resubdivision of Lot No. 5 of West Meade Farms, Inc. of record in Book 5210, page 206, Register's Office for said County, described as follows:**

**Beginning at a point in the northeasterly margin of Brook Hollow Road at the original northwest front corner of Lot No. 5; thence leaving said Road and with the northwesterly line of this tract, North 57 deg. 51 minutes 00 seconds East 1020.5 feet to a point at the northeasterly corner of this tract; thence South 34 deg. 50 minutes 30 seconds East 300.21 feet to a point, the southeasterly corner of this tract; thence South 55 deg. 06 minutes 15 seconds West 621.06 feet to a point at the southeast corner of Lot No. 1 on the above plan; thence with the northeast line of said Lot No. 1, North 38 deg. 14 minutes 07 seconds West 281.21 feet to a point at the northeast corner of Lot No. 1; thence with the northwesterly line of Lot No. 1, South 57 deg. 51 minutes 00 seconds West 399.38 feet to a point in the northeasterly margin of Brook Hollow Road at the beginning of a curve to the right having a radius of 545.59 feet; thence with said curve northwestwardly 52.23 feet to the point of the beginning, containing 5.01 acres, more or less.**

**Being the same property conveyed to Isaac D. Simon and wife, Teri R. Simon, by Warranty Deed from Dewitt C. Thompson of record in Book 9827, Page 365, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 112 Brook Hollow Road, Nashville, TN 37205

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/our hand(s) this 30th day of June, 2004

Isaac D. Simon

Teri R. Simon

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Isaac D. Simon and Teri R. Simon, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2004.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.