SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Scott P. Egan and wife, Jennifer L. Egan	GMAC Mortgage	Map 94-1
1602 Long Avenue	1801 West End Avenue, Suite 700	Parcel 431
Nashville, TN 37206	Nashville, TN 37203	

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of whichare hereby acknowledged, **Holley S. Lizarraga, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Scott P. Egan and wife, Jennifer L. Egan** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Holley S. Lizarraga, a married person, by deed from Charles V. Martin, Jr., a married person, of record in Instrument Number 20020821-0101264, said Register's Office.

The above described real estate is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 08/02/04 15:05 2pgs
Fees:13.00 Taxes:567.58
20040802-0092293

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 57, page 130, said Register's Office.

This is improved property commonly known as1602 Long Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $153,400.00.00.

Affiant

Subscribed and sworn to before me this 28 day of July, 2004.

Notary Public

My Commission Expires: 11-22-05

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of July, 2004.

Holley S. Lizarraga
By: Giachery Lizarraga, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of July, 2004, before me personally appeared Giachery Lizarraga, to me known to be the person who executed the foregoing instrument on behalf of Holley S. Lizarraga and who acknowledged that he executed the same as the free act and deed of the said Holley S. Lizarraga.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07