Davidson County DEEDWARR
Recvd: 11/19/04 10:43 3pgs
Fees:18.00 Taxes:1894.40
20041119-0139054

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Nancy S. Eason
William H. Eason, Jr.
1520 Graybar Lane
Nashville, TN 37215

SEND TAX BILL:

CENTRAL CAROLINA BANK
A DIVISION OF NATIONAL BANK OF COMMERCE
P.O. Box 3660
DURHAM, NC 27702

MORTGAGEE:
CENTRAL CAROLINA BANK, A DIVISION OF NATIONAL BANK OF COMMERCE
P.O. Box 3660
DURHAM , NC 27702

MAP AND PARCEL:
MAP 117-12
PARCEL 152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sarah Demarest Guthrie and Mary Demarest Litchford**, ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **Nancy S. Eason and husband, William H. Eason, Jr.**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plat of Noel Property, on Graybar Lane, formerly Watkins Avenue, not of record, described according to a survey made by W. B. Southgate, Surveyor, February 5, 1924, as follows:
>
> Beginning on the northerly margin of Graybar Lane, formerly Watkins Avenue, at a point 400 feet east from the northeast intersection of Belmont Boulevard and Graybar lane, being the corner of lots Nos. 9 and 10; thence with the line between said two lots northwardly 330 feet; thence eastwardly 200 feet 6 inches to the corner of lots Nos. 8 and 9; thence with the line between said two lots southwardly 318 feet to the northerly margin of Graybar Lane; thence with same westwardly 200 feet to the beginning.
>
> Being the same property conveyed to John A. Demarest and wife, Julia G. Demarest, by Installment Deed from Ewing Nicholson and wife, Jessie A. Nicholson, of record in Book 2906, page 222, said Register's Office. The said John A. Demarest and wife, Julia G. Demarest, both having since died, with John A. Demarest predeceasing Julia G. Demarest. The said Julia G. Demarest is also known as Julia Gibson Demarest. Pursuant to the Last Will and Testament of Julia Gibson Demarest of record under Case No. 03P-594, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, title to the property was devised to Sarah Demarest Guthrie and Mary Demarest Litchford.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1520 Graybar Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates as shown in the respective notary acknowledgments.

Sarah Demarest Guthrie

Mary Demarest Litchford

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sarah Demarest Guthrie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of November, 2004.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires: 7/21/07

STATE OF North Carolina)
COUNTY OF Guilford)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mary Demarest Litchford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of November, 2004.

Notary Public

KATHERINE E STANLEY NOTARY PUBLIC GUILFORD CO. N.C.

My Commission Expires: March 18, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $512,000.00.

AFFIANT

Subscribed and sworn to before me this 18th. day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 3/3/07

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.