THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 12/08/04 14:05 2pgs
Fees:13.00 Taxes:240.50
20041208-0146452

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 147-14/42.00

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me this the 6th day of December, 2004.

My Commission Expires: 9/20/08

Notary Public

CHRIS L. HUSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Marshall I. Karr, Trustee
(Name)
173 Chenault Pkwy
(Street Address)
Nashville TN. 37205

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Thomas H. Eagan and Valerie E. Mangrum, the heirs of Patricia B. Eagan,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Marshall I. Karr, Trustee,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described in **Exhibit "A"** attached hereto and made a part hereof.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 37 on the Plan of Whispering Hills, Section 1, of record in Book 2331, page 82, 83 and 84, Register's Office for said County.

Said Lot No. 37 fronts 89 feet on the south side of Highcrest Drive and runs back between lines, 256 feet on the west line and 253 feet on the east line to a dead line in the rear on which it measures 89 feet.

Being the same property conveyed to Patricia B. Eagan by Deed dated October 2, 1987 of record in Book 9324, page 378, Register's Office for Davidson County, Tennessee.

The said Patricia B. Eagan died on August 10, 2004. Upon her death the property vested in her heirs.

BEING unimproved property known as: 589 Highcrest Drive
Nashville, TN 37211

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 6th day of December, 2004.

Thomas H. Eagan

Valerie E. Mangrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Thomas H. Eagan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of December, 2004.

Notary Public

CHRIS L. HUSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/20/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Valerie E. Mangrum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of December, 2004.

Notary Public

CHRIS L. HUSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/20/08

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