Davidson County DEEDWARR
Recvd: 03/17/05 12:34 2 pgs
Fees:13.00 Taxes:2231.10
20050317-0029484

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43669

WARRANTY DEED

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

X Steve Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

My Commission Expires MAR. 25, 2006

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
Steven D. Singleton	S A M E	145-6-13
1837 Laurel Ridge Drive		
Nashville, TN, 37215		

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,

Brian Philip Egan and wife, and Sarena Angeline Egan

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

Steven D. Singleton and wife, Christine C. Singleton

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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Laurel Ridge, Section 3, of record in Book 3600, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 188.2 feet on the southeasterly side of Laurel Ridge Drive and extends back 455.4 feet on the northeasterly line and 666.4 feet on the southwesterly line, to a dead line measuring 204.5 feet thereon.

Being the same property conveyed to Brian Philip Egan by deed from Chester P. Sanders and Patricia a. Sanders, now Scott, of record in Instrument Number 20011109-0123569, Register's Office for Davidson County, Tennessee. The said Brian Philip Egan having since married and his wife, Sarena Angeline Egan joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property known as 1837 Laurel Ridge Drive, Nashville, TN 37215

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 4th day of March, 2005

Brian Philip Egan by Sarena Angeline Egan AIF
Brian Philip Egan
By: Sarena Angelina Egan, Attorney-in-Fact

Sarena Angeline Egan
Sarena Angeline Egan

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 Sarena Angelina Egan, 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 4th day of March, 2005

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Expires MAR. 25, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 4th day of March, 2005, before me personally appeared SARENA ANGELINE EGAN, to me known to be the person who executed the foregoing instrument in behalf of BRIAN PHILIP EGAN, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said BRIAN PHILIP EGAN, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR 25, 2006