This instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

Information from Seller

BOOK 5125 PAGE 83

WARRANTY DEED

FROM: Larry Roger Bennett and wife
Sherry L. Bennett

TO: Richard L. Allen and wife
Wanda E. Allen

Address New Owner (s) as follows:	Send Tax Bills to:	Map-Parcel No.
Richard L. Allen et ux Wanda E. Allen 521 Iddlewood Mt. Juliet, Tennessee 37122	Commerce Union Bank 2114 Parkway Towers Nashville, Tennessee 37219	147-2-A 6

FOR AND IN CONSIDERATION of the sum of TWENTY EIGHT THOUSAND Dollars ($28,000.00), the receipt of which is hereby acknowledged, Larry Roger Bennett et ux, Sherry L. Bennett, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto the said Richard L. Allen and wife Wanda E. Allen, (their) heirs and assigns, hereinafter called "Grantee" a certain condominium apartment in Davidson County, Tennessee, described as follows: Unit number 6 . Building number A in the Coach House, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, page 829, Register's Office for Davidson County, Tennessee, and as shown on the plat of The Coach House, reference is hereby made, said Master Deed being amended by instrument of record in Book 4813, page 964.

Being the same property conveyed to Larry Roger Bennett and wife Sherry L. Bennett, by deed from John Noel, III, of record in Book 4857, Page 770, said Register's Office.

This is improved proerty known as Apartment 6 The Coach House, 523 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD to the said Grantee (s) (their) heirs and assigns, said real estate with all the appurtenances, estate, title and interest thereto belonging to the said Grantee (s), (their) heirs and assigns forever, Grantor covenants that hs is lawfully seized and possessed of said condominium unit in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. All items and provisions of the Master Deed and By-Laws for The Coach House, a condominium, of record in Book 4809 , page 829 , Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Charter of The Coach House Association, Inc., of record in Corporate Book Volume 0-29 , page 7299 in the office of the Secretary of the State of Tennessee, and in Book 4813 page 686 , Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

MAR 16	CONV	28,000.00	B*	72.80	
MAR 16	S'TAX		B*	.50	
MAR 16	PR'FEE		B*	4.00	
MAR 16	W'DEED		B*	.20	* 77.50
MAR 16	MISC				

3. All easements and restrictions as set forth in the plan of record for The Coach House, of record in Book 4675, page 107, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his successors in trust and assigns to warrant and forever defend the title to said real estate to said Grantee (s), (their) heirs and assigns against the lawful claims of all persons.

Grantee (s) by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating The Coach House, a condominium, and The Coach House Association, Inc. Said Grantee(s) further agrees hereby to pay all assessments whether special or general which are levied by The Coach House, a condominium or by The Coach House Association, Inc., or their successors or assigns.

IN WITNESS WHEREOF the parties have executed this instrument this 16 day of March, 1977

Larry Roger Bennett, Grantor

Richard L. Allen, Grantee

D94012

IDENTIFICATION REFERENCE

MAR 16 2 31 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Woodall a Notary Public in and for said County and State, the within named Larry Roger Bennett, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 16 day of March, 1977

John Woodall
Notary Public

My Commission Expires: Jan 9, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 28,000.00

Affiant

Subscribed and sworn to before me this 16 day of March, 1977

John Woodall
Notary Public

My Commission Expires: Jan 9, 1978