WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 6502 PAGE 113

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Graham M. Allen	Graham M. Allen	Map-
544 Indian Lake Rd. (NAME)	544 Indian Lake Rd. (NAME)	Group-
Hendersonville, TN 37075 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (STREET ADDRESS) (CITY) (STATE) (ZIP)	Parcel-

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, JOHN U. WHITAKER, JR., individually and Executor for Myrtle Frogue Whitaker,

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

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. 12 on the Plan of House & Simonton's Subdivision, of record in Book 57, Page 137, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the northerly side of Mansfield Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to John U. Whitaker and wife, Myrtle F. Whitaker by deed of record in Book 3501, Page 183, Register's Office of Davidson County, Tennessee. The said John U. Whitaker died in 1971 and his surviving spouse, Myrtle F. Whitaker, died testate on November 13, 1984 leaving a Last Will and Testament of record in Will Book 149, Page 774, in the Probate Court of Davidson County, Tennessee devising the realty to John U. Whitaker, Jr.

This conveyance is subject to the following:
(1). Setback lines, owners certificate, easements and other encumbrances contained in the Plan of House & Simonton's Subdivision of record in Plat Book 57, Page 137, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1007 Mansfield Drive, Nashville, TN

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, successors, assigns 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.

POSSESSION TO BE GIVEN Date of Deed

EXECUTED ON THIS THE 27th DAY OF February, 19 85

JOHN U. WHITAKER, JR., individually and Executor for Myrtle Frogue Whitaker

03/01 80.60- CHECK

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHN U. WHITAKER, JR. the within named 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 seal at office in Mt. Juliet, Tennessee, this 27th day of February 19 85.

Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM JOHN U. WHITAKER, JR.

TO GRAHAM M. ALLEN

I: 86275

T
IDENTIF. REFERENCE

MAR 1 11 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $28,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Graham M Allen
Affiant

Subscribed and sworn to before me this the 27th day of February, 1985

My Commission Expires: 6-12 85

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6502 PAGE 115

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

28500.00- CAMT.
74.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 80.60-
5043403/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 2 7 5

IDENTIF. REFERENCE

MAR 1 11 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112331