BOOK 7260 PAGE 117

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,931.30

Gary R. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 1987

Patricia Nuhall
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Gary R. Allen | First Investment Company | Map 173-01 |
| (NAME) | (NAME) | |
| 219 Overby Drive | 4300 East Broad, P. O. Box 749 | Parcel 134 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, TN 37013 | Columbus, Ohio 43216 | 05DU32246 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Eugene D. Donner, JR. and wife, Kathy L. Donner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary R. Allen and wife, Cynthia D. 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:

BEING Lot No. 11 on the Plan of Monte Carlo, Section 2-B, of record in Plat Book 5050, page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Eugene D. Donner, Jr. and wife, Kathy L. Donner, by deed from Vernon M. Williams and Son Construction, Inc. of record in Book 6062, page 849, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5196, Page 649 and Book 5050, page 99, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Eugene D. Donner, Jr. and wife, Kathy L. Donner, to Richard A. Northcutt, Trustee, for First Investment Company, dated September 15, 1986, and filed for record in Book 6983, Page 16, Register's Office for said County, with an unpaid principal amount of approximately $70,931.30, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Power of Attorney of record in Book 7260, page 115, said Register's Office.

IDENTIFICATION REFERENCE 348.5.

JUN 5 10 48 AM '87 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved (XX) property, known as 604-606 Cedarmont Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 our hand(s) this 3rd day of June, 19 87

Kathy L. Donner
Kathy L. Donner

Eugene D. Donner, Jr.
Eugene D. Donner, JR.

by Debbie Foust, Attorney in fact
By: Debbie Foust, Attorney in Fact

by Debbie Foust Attorney in fact
By: Debbie Foust, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ the undersigned

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named Eugene D. Donner, JR. and wife, Kathy L. Donner

~~(or proved to me on the basis of satisfactory evidence)~~ they

the bargainor ~~S~~ _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June 19 87

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____ Notary Public

WARRANTY DEED

FROM
Eugene D. Donner, JR.
Kathy L. Donner

TO
Gary R. Allen
~~Cynthia D. Allen~~

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbie Foust, 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 on behalf of Eugene D. Donner, Jr. and Kathy L. Donner as their Attorney in Fact as the free act and deed of the within named Eugene D. Donner, Jr. and wife, Kathy L. Donner.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1987.

My Commission Expires: 9/9/89

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 7260 PAGE 119

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 75931.30- | CAMT. |
| | | | 212.52 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | MDE-D |
| | | | | CHECK 219.02- |
| | | | 5870A06/05/87 | BAL .01 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3348.5

IDENTIFI REFERENCE

JUN 5 10 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90244