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GEO. I. WADDEY & SON, INC.
406 American Trust Building
Nashville, Tennessee 37201

FORM NO. WD-1

BOOK 7684 PAGE 823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 1988

Notary Public

MY COMMISSION EXPIRES: 10-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella S. Hunt, Attorney (NAME) 222 Third Avenue North Nashville, TN 37201 (ADDRESS)

| NAME & ADDRESS OF PROPERTY OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES | MAP-PARCEL NUMBERS |
|---|---|---|
| Ken Kraft, Trustee | SAME (NAME) | 116-16B-26 |
| c/o KRAFT, COLON & Co. (NAME) 1 Commerce Place, Suite 1410 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 7DA 91204 |
| Nashville, TN 37239 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, WE William T. Allen III and wife, Nancy H. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ken Kraft, Trustee, with full power to sell, mortgage or convey without the joinder of any beneficiary

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. 26 on the Plan of the Second Revision of The Iroquois of Nashville, of record in Book 6900, pages 61 and 62, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to William T. Allen III, by deed from Iroquois Associates, a Tennessee joint venture, of record in Book 6916, page 125, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(a) Metro taxes for 1988, due and payable and have been prorated between the grantor and grantee.
(b) Declaration of Covenants, Conditions and Restrictions for the Iroquois of Nashville, a Planned Unit Development and the By-Laws of the Homeowners Association appended thereto of record in Book 6684, page 243, as amended in Book 6820, page 732, and further amended in Book 7523, page 828, Register's Office for Davidson County, Tennessee.
(c) Storm Water Detention Agreement of record in Book 6400, page 650, Register's Office for Davidson County, Tennessee.
(d) The Plan of record in Book 6900, pages 81 and 82, said Register's Office, shows an Owner's Certificate, certain minimum building setback lines, easements and notes, to which plan reference is hereby made.

This is unimproved ( ) improved (X) property, known as 120 Wentworth Ave. (House Number) (Street) Nashville, (P.O. Address) TN (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 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 our hands this 23rd day of October, 1988

William T. Allen III

Nancy H. Allen

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Allen III and wife, Nancy H. Allen

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 19 88.

Commission Expires 10-9-91

George W. Pickens
Notary Public

GEORGE W. PICKENS NOTARY PUBLIC DAVIDSON

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

0003 10/24 0101 03CHECK 221.00

GEO. I. WADDEY & SON, INC.
406 American Trust Building
Nashville, Tennessee 37201

**WARRANTY DEED**

FROM

WILLIAM T. ALLEN III AND WIFE,

NANCY H. ALLEN

TO

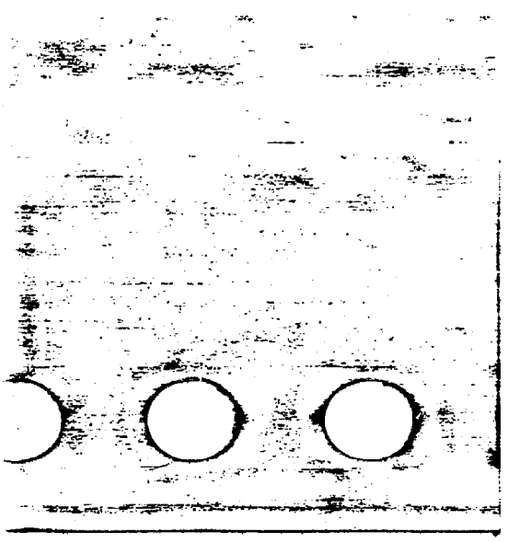
KEN KRAFT, TRUSTEE

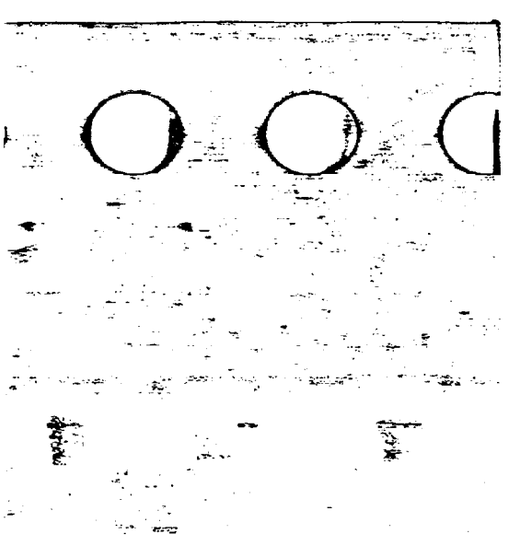
ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

78844

RECEIVED FOR RECORD
Oct 24 12 05 PM '88





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7684 PAGE 822

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 65000.00
CON TX 214.50
PRFEE 0.50
WDEED 6.00
TOTAL 221.00
CHECK 221.00

10/24/88 01 12:07 0001 0003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78844

TRANSFER

OCT 24 12 05 PM '88

REGISTER

**No.** 146759