BOOK 10473 PG 619

STATE OF TENNESSEE 7329-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Lynda Kay Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF May, 19 97

John A. Lee
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald A. Dawson	First Federal Savings Bank	133-6-41
(NAME)	(NAME)	
315 Harrison Street	200 North 2nd Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN	Clarksville, TN 37041	
(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, James Wallace Allen and Karen Allen, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald A. Dawson and Sylvia B. Dawson, husband and wife

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:

See exhibit A attached hereto and made a part hereof.

7215 06/02 0101 03CHECK 294.20

0310490
IDENTIF. & REFERENCE
MAIL ENV.
97 JUN -2 AM 10:03
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

This is improved property known as 315 Harrison Street, Nashville, TN 37211

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 his hand this 28th day of May, 19 97.

James Wallace Allen
James Wallace Allen

Karen Allen
Karen Allen

7329-M

BOOK 10473 PG 620

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named James Wallace Allen and Karen Allen, husband and wife the bargainor, 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 28th day of May, 1997.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File No.: 7329-M

ATTACHMENT

Being Lot No. 42 on the Map of The McLester Addition to Nolen Heights as of record in Book 421, Page 92, Register's Office for said County.

Said Lot No. 42 fronts 50 feet on the southerly side of Harrison Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wallace A. Allen and wife, Martha O. Allen, by deed from M.L. Rash and wife, Rossie T. Rash, of record in Book 1340, Page 190, Register's Office for Davidson County, Tennessee. The said Wallace A. Allen predeceased Martha O. Allen leaving her the surviving tenant by the entirety. The said Martha O. Allen since having died devising said property to James Wallace Allen by Last Will and Testament of Martha Owen Allen, filed of record in Will Book 199, Page 166, Probate Court for Davidson County, Tennessee.

Martha O. Allen being one and the same person as Martha Owen Allen.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Karen Allen, spouse of James Wallace Allen, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

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

RECEIVED OF _____

FOR _____

BOOK 10473 PG 622

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 76000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 294.20

CHECK 294.20
06/02/97 01 10:05 0001 7215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03104 90
IDENTIF. & REFERENCE

97 JUN -2 AM 10:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1157163