WARRANTY DEED

BOOK 11284 PAGE 522

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,900.00

Elizabeth Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

A. SCOTT HOBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Mail

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Hoffman	Fifth Third Bank of Kentucky,	155-8A-33
(NAME)	(NAME)	
6132 Tulip Tree Lane	269 W. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Lexington, Ky 40507	
(CITY) (STATE) (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, Christopher F. Allen and wife, Amanda D. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Hoffman, married

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. 33, on the Plan of Phase 1, of Poplar Creek Estates record in Plat Book 6250, Page 647, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher F. Allen and wife, Amanda D. Allen by deed from Benjamin T. Iannuzzi and wife, Ellen Clodfelter Iannuzzi of record in Book 10311, page 852, Register's Office for Davidson County, Tennessee.

This conveyance is made subjec to: Taxes for 1999 and subsequent years; all matters shown on the plan of record in Book 6250, page 647; Declaration of covenants, conditions and restrictions of record in Book 5349, page 921, Book 6474, page 346, Book 6486, page 587 and 588, Book 6474, page 354, Book 6662, page 433, Book 6804, page 536, amended and supplemented in Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and Book 9472, page 824; Easement of record in Book 6613, page 533; Storm Water Detention Agreement in Book 6613, page 705; rights of others in and to the common areas/elements; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6132 Tulip Tree Lane, Nashville, Tennessee 37221
(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 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 hand s/ this 4th day of January, 19 99

Christopher F. Allen

Amanda D. Allen

IDENTIF. & REFERENCE
99 JAN -6 AM 9:50
RECEIVED & RECORDED BY REGISTER
DAVIDSON COUNTY, TN.

0533352

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher F. Allen and wife, Amanda D. 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 Brentwood Tennessee, this 6th day of January 19 99.

Commission expires 7/27/2002

JULIE N. REID NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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

9151 01/06 0101 03CHECK 809.83

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11284 PAGE 524

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	215900.00
CON TX	798.83
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	809.83
CHECK	809.83

01/06/99 01 09:48 0001 9151

0533352
IDENTIF. & REFERENCE

99 JAN -6 AM 9:50

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408532