Box 2

BOOK 11715 PAGE 627

CATHERINE R. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,550,000.00

William B. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF October 19 99

Catherine R. Dice Mus
Notary Public

MY COMMISSION EXPIRES 5/27/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM B. ALLEN, TRUSTEE (NAME)	SAME (NAME)	MAP 116-2
2041 FRANSWORTH AVENUE (ADDRESS)	(ADDRESS)	GROUP B
NASHVILLE, TENNESSEE 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 013.00CO

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 PATRICK E. ROWAN AND WIFE, ADELE JONES ROWAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. ALLEN, TRUSTEE OF THE WILLIAM B. ALLEN TRUST WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIAR

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, TN, being Lot No. 17 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913 and Pages 923-932, (at Page 924), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to PATRICK E. ROWAN AND WIFE, ADELE JONES ROWAN, by deed from Springlake, L.P., a Tennessee Limited Partnership, of record in Book 11195, Page 979, Register's Office for DAVIDSON COUNTY, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 913 & 923-932; Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, amended in Book 9658, Page 19; By-Laws in Book 9645, Page 111; Sewers of record in Book 3506, Page 63; Dedication of Common Areas to Hill Place HOA in Book 9737, Page 400; Surveyor's Certificate of Corrections in Book 9854, Page 235; Book 10058, Page 112; Book 10872, Page 520; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2041 FRANSWORTH AVENUE, NASHVILLE, TENNESSEE 37205
(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 my hand this 15th day of October, 19 99

Patrick E. Rowan
PATRICK E. ROWAN

Adele Jones Rowan
ADELE JONES ROWAN

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 PATRICK E. ROWAN, MARRIED AND WIFE, ADELE JONES ROWAN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of October, 1999

Commission expires 5-28-2000

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

WARRANTY DEED

FROM

PATRICK E. ROWAN

TO

WILLIAM B. ALLEN, TRUSTEE OF
THE WILLIAM B. ALLEN TRUST

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 OCT 25 PM 1:28

RECEIVED
DAVIDSON CO. TN.

REGISTER'S OFFICE

06498858

T251 10/25 0101 03CHECK 5746-00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06-98858

99 OCT 25 PM 1:28

CAMT 1550000.00
CON TX 5735.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 5746.00
CHECK 5746.00

10/25/99 01 13:31 0001 3351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531133