# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF March 2000
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200003150026615 Page: 1 OF 2
REC'D FOR REC 03/15/2000 11:35:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Esther F. Brown (NAME) | SunTrust Bank (NAME) | |
| 4004 Drakes Branch Road (ADDRESS) | P.O. Box 305110 (ADDRESS) | |
| Nashville, TN 37218 (CITY) (STATE) (ZIP) | Nashville, TN 37230-5110 (CITY) (STATE) (ZIP) | |

My Commission Expires May 28, 2001

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, Howard V. Allen Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esther F. Brown, unmarried

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. 16 of Block GG on the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's office for said County, described as follows:

Being the same property conveyed to Howard V. Allen and wife, Lullavee R. Allen by deed from Kelly Driver and wife, Idessa Driver, of record in Book 4116, Page 960, Register's Office for Davidson County, Tennessee, the said Lullavee R. Allen having predeceased Howard V. Allen and the said Howard V. Allen having since died. The Will of Howard V. Allen of record in Will Book 224, Page 361, Davidson County Probate Court Clerk's Office appoints Richard Lewis as Executor and directs that the subject property be sold.

unimproved ( )
This is improved ( X ) property, known as 4004 Drakes Branch Road, Nashville, TN 37218
(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 9th day of March 2000

Howard V. Allen Estate
By:
Richard Lewis, Executor

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Lewis and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the Howard V. Allen Estate the within named bargainor, and corporation, and that he as such Executor 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 Richard Lewis as such Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of March, 2000.

My commission expires 9/29/2001

Brandi D. Holloway
Notary Public