RECORD AND RETURN TO:
SATURN& MAZER TITLE SERVICES, INC.
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of July, 2000.

Notary Public

My Commission Expires: 11/18/01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Instr:200007210072324 Page: 1 OF 2
REC'D FOR REC 07/21/2000 2:31:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $629.00

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ryan B. Small
5033 Stonemeade Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
SUNTRUST BANK
201 FOURTH AVE.N/7TH FLOOR
NASHVILLE, TN 37201

MAP-PARCEL NUMBERS:
155-15-0-A-086.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey A. Allen, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Ryan B. Small, an unmarried man** hereinafter referred to as 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. 86 on the Plan of Stonemeade, Section I, as of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey A. Allen by deed from Centex Real Estate Corporation of record in Book 8565, page 829 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 6900, Page 801, Register's Office for Davidson County, Tennessee.

Easement for Electrical Utility of record in Book 8649, page 174 and in Book 9740, page 967 both in said Register's Office.

Quitclaim of Common Area of record in Book 8517, page 997 in said Register's Office.

HOA Charter of record in Book 7920, page 728 and in Book 8349, page 43 both in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 7701, page 290; Book 8349, page 43 and in Book 8810, page 840 all in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7701, page 331 and in Book 8517, page 997 both in said Register's Office.

Any lien for Homeowner's Association Dues, if any.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5033 Stonemeade Drive, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 12th day of July, 2000.

Jeffrey A. Allen

Jeffery A. Allen 7/12/00

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 Jeffrey A. Allen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2000.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

11/18/01
My Commission Expires

02068-BW