Instr:200008070078411 Page: 1 OF 2
REC'D FOR REC 08/07/2000 4:04:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $111.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Subscribed and sworn to before me, this 28th day of July, 2000.

NOTARY PUBLIC AT LARGE

My Commission Expires:

My Commission Expires November 24, 2001

Affiant

Notary Public

WARRANTY DEED

N08799

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
15 CENTURY BOULEVARD, SUITE 101
NASHVILLE, TN 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
BOYCE DAVIS, JR. 2000 28TH AVENUE NORTH NASHVILLE, TENNESSEE 37208 MAP & PARCEL NO. 081-06-0/184.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

COREY ALLEN and wife, TAMIKO C. ALLEN, and DARRELL M. McQUIDDY, unmarried,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

BOYCE DAVIS, JR., unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Revised Normal Heights, as of record in Book 2330, page 54, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Buchanan Street at the corner of Lots 30 and 31; thence with the line between said lots, southerly 86 feet to a corner of Lot 29; thence with the line between Lots 29 and 30, southwesterly 80.1 feet to the east margin of Delk Avenue; thence with the margin of the same, northerly 95.9 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the south margin of Buchanan Street; thence with the margin of the same easterly 65 feet to the point of beginning.

Being the same property conveyed to the Corey Allen and Darrell M. McQuiddy, both unmarried, herein by Warranty Deed from Laura S. Dennings, dated July 16, 1996, and recorded August 2, 1996, in Book 10142, Page 788, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 2640 DELK AVENUE, NASHVILLE, TN 37208

THE SAID TAMIKO C. ALLEN JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF TRANSFERRING OUT ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 28TH DAY OF JULY, 2000.

Corey Allen
COREY ALLEN

Darrell M. McQuiddy
By atty in fact Corey Allen
DARRELL M. McQUIDDY BY ATTY-IN-FACT
COREY ALLEN

Tamiko C. Allen
TAMIKO C. ALLEN

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 28th day of July, 2000, before me personally appeared COREY ALLEN and wife, TAMIKO C. ALLEN, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE DAVISON COUNTY, TENN.

My Commission Expires:

My Commission Expires November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of July, 2000, before me personally appeared COREY ALLEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DARRELL M. McQUIDDY as his attorney-in-fact and acknowledged that he executed the same as the free act and deed of said DARRELL M. McQUIDDY.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 28th day of July, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires November 24, 2001

Notary Public

==========

WARRANTY DEED

==========