THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***50,000.00

Affiant

Subscribed and sworn to before me this 6th day of August, 2000.

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/07/00 10:54 3pgs
Fees:15.00 Taxes:185.00
20000907-0088488

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
CURTIS ALLEN 209 10th Avenue, South #527 Nashville, Tennessee 37203	SAME	MAP 119-14-A PARCELS 77 & 85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND 00/100 DOLLARS ($***50,000.00), cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, BONNIE M. ALLEN, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CURTIS ALLEN, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

BEING Unit No. 77 on the Site Plan of Kingswood Condominiums of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" to the Master Deed, as amended, establishing Kingswood Condominiums of record in Book 6058, page 320, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Bonnie M. Allen by deed from Doctor R. Crants and wife, Shirley J. Crants, of record in Book 6543, page 72, Register's Office for Davidson County, Tennessee.

This is improved property known as 2929 Selena Drive #E-77, Nashville, Tennessee 37211.

TRACT II:

BEING Unit No. 85 as shown on the Site Plan of Kingswood Condominiums of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" to the Master Deed, as amended, establishing Kingswood Condominiums of record in Book 6058, page 320, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Bonnie M. Allen by deed from Jack H. Dalton and wife, Jeanette H. Dalton, of record in Book 6543, page 76, Register's Office for Davidson County, Tennessee.

This is improved property known as 2929 Selena Drive #E-85, Nashville, Tennessee 37211.

This conveyance is subject to:

1. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 64-2701, et seq. of the Tennessee Code Annotated.

2. Terms, provisions, covenants, conditions and rights established by and continued in the Master Deed and By-laws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recording in Book 5200, page 520, said Register's Office.

3. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932 , of record in Book 909, page 48, said Register's Office.

4. Restrictive covenants contained in deed from Airdrie Land Company to Alfred T. Roehm and wife,, dated April 9, 1934, field April 26, 1934, and recorded in Book 919, page 393, said Register's Office.

5. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company dated March 5, 1934, field March 29, 1934, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937, and recorded in Book 1001, page 539, said Register's Office.

6. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

7. Restrictive covenants contained in deed from Nashville Trust Company to W.R. Richards dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, page 628, said Register's Office, which are the same as in Book 946, page 252, said Register's Office.

8. Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, page 387, said Register's Office.

9. Restrictive covenants contained in deed from Arthur Crownover, Jr. and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, page 55, said Register's Office.

10. The Plan of record in Book 5200, page 233, said Register's Office, as corrected by Surveyors Certificate of Correction of record in Book 5565, page 424, said Register's Office, which shows an Owner's Certificate, certain public utility and sewer easements, which plat reference is here made to for the location and dimensions.

11. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises, as set out in Book 3645, page 9, Book 4259, page 977 and Book 4260, page 332, said Register's Office.

12. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Castle Apartments of record in Book 5585, page 985, said Register's Office, and Bill of Sale, of record in Book 5585, page 989, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Kingswood Condominiums of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24 day of August, 2000.

Bonnie M. Allen
BONNIE M. ALLEN

STATE OF COLORADO)
COUNTY OF DENVER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BONNIE M. ALLEN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2000.

Michelle P. Trainor
Notary Public

My Commission Expires: 08/11/2002

