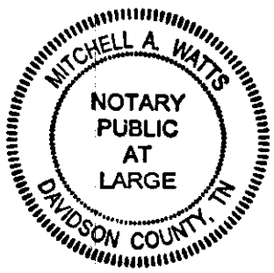
THIS INSTRUMENT PREPARED BY:

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 $ 122,900.00

Affiant



Subscribed and sworn to before me, this 28th day of March, 2001

Notary Public

My Commission Expires: 9.29.01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ERICA B. STEAKLEY 136 37th Avenue, North Nashville, Tennessee 37209	BANK OF AMERICA 2059 Northlake Parkway Tucker, Georgia 30084	MAP 104-1 PARCEL 256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND NINE HUNDRED AND NO/100---------- ($ 122,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JOHN CHARLES ALLEN, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ERICA B. STEAKLEY, married

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of Re-Subdivision of a portion of Lots 172 and 173 of the West Grove Subdivision and Lot 3 of the Resubdivision of Lot 171 and a portion of Lot 172 of the West Grove Subdivision of record in Book 3500, page 78, 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 John Charles Allen, unmarried, by Quitclaim Deed from Mary Jane Allen, unmarried, of record in Book 11065, page 502, Register's Office for Davidson County, Tennessee.

MARGOT ALLEN, spouse of John Charles Allen, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

Davidson County DEEDWARR
Recvd: 04/04/01 11:34 2pgs
Fees:11.00 Taxes:454.73

20010404-0032725

This is improved property known as 136 37th Avenue, North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s 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(s).

2. Matters shown on the Plan of Resubdivison of Lots in West Grove Subdivision of record in Book 3500 , page 78 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __28th__ day of ___March_____, 2001 .

JOHN CHARLES ALLEN

MARGOT ALLEN

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

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 JOHN CHARLES ALLEN and MARGOT ALLEN, the bargainor_s_, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___they_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ___28th day of ___March, 2001_____.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public