PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/06/01 13:54 2pgs
Fees:11.00 Taxes:555.00
20010406-0033960

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
W & I Ref: (st) Title No: 42304
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laura S. Reynolds Jared S. Reynolds 2619-A Ashworth Avenue Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-15-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 150,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold D. Allen and spouse, Lorene L. Allen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura S. Reynolds and spouse, Jared S. Reynolds,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. A of Ashwood Avenue Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7999, Page 195, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the Plat of Ashwood Avenue Condominiums as set forth in Exhibit C of said Master Deed for a more complete identification and description of such Unit. Said Ashwood Avenue Condominiums comprise Lot No. 44 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, said Register's Office.

Being the same property conveyed to Harold D. Allen and wife, Lorene L. Allen, by deed from Robert Stewart and Meredith Stewart of record in Book 8532, Page 561, Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This is improved property, known as: 2619-A Ashworth Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of April, 2001.

Harold D. Allen **Lorene L. Allen**

State of Tennessee
County of Davidson

On this 3rd day of April, 2001, before me the undersigned authority, personally appeared **Harold D. Allen** and **Lorene L. Allen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150,000.00

Affiant

Sworn and subscribed before me on the 3rd day of April, 2001.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004