Davidson County DEEDWARR
Recvd: 04/12/01 15:14 2pgs
Fees:11.00 Taxes:573.50

20010412-0036190

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39748**

WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 155,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 4 **DAY OF** April, **2001.**

Notary Public

My Commission Expires SEPT. 8, 2001

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
LEONARD N. ALLEN **625 Mt. Hood Drive** **Antioch, Tennessee 37013**	~~Leonard N Allen~~ Molton, Allen & Williams Co. P.O. Box 10025 Birmingham, AL 35202-0025	**135-14-A-127** **2DX 6852**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, JAMES H. WILSON, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEONARD N. ALLEN**

HEREINAFTER CALLED THE 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. 127, on the Plan of Pinnacle Point Subdivision, Phase III, of record in Plat Book 6900, Page 391 thru 393, Register's Office for Said County, to which reference is made for a more complete description.

BEING the same property conveyed to James H. Wilson by Quitclaim Deed and per Divorce Decree from Nannette Wilson of record in Book 9592, Page 48, Register's Office for Davidson County, Tennessee and being the same property conveyed to James H. Wilson and Nannette Wilson by deed from Stephen A. Rickey and wife, Connie Lisa Rickey of record in Book 9168, Page 302, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **625 Mt. Hood Drive, Antioch, Tennessee 37013**
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 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 4th **DAY OF** April, **2001.**

James H. Wilson by Atty in fact

JAMES H. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4 day of April, 2001, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of JAMES H. WILSON, as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said JAMES H. WILSON, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4 day of April, 2001.

NOTARY PUBLIC

My Commission Expires:

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001