WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 05/16/01 16:22 2pgs
Fees:11.00 Taxes:325.23

20010516-0050945

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF May 2001

Notary Public Bertie Jo Whitaker

MY COMMISSION EXPIRES: 6-25-03
(AFFIX SEAL)

G-6306-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Danny Dean (NAME)	SUNTRUST BANK (NAME)	MAP 52-2
819 Neelys Bend Road (ADDRESS)	P. O. BOX 305110, 7TH FLOOR (ADDRESS)	PARCEL 254
Madison, TN 37115 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP)	11D42885

FOR AND 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, WE, A. J. Allen Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Danny Dean, unmarried

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. 5 on the Plan of Rainbow Terrace, Section II-B, as of record in Book 1835, Page 85, Register's Office for said County, described as follows:

BEGINNING at a point on the northerly margin of Neely's Bend Road, on the common corner of Lot 5 and 6; thence with the line between said lots, northerly 400.9 feet to a point; thence easterly 105.3 feet to the westerly margin of Randy Road; thence with the margin of said Road, southerly 381.3 feet to the beginning of a curve; thence along said curve, southwesterly 41.1 feet to a point on the northerly margin of Neely's Bend Road; thence with the margin of said Road, westerly 86.2 feet to the beginning.

Being the same property conveyed to A. J. Allen, Jr and wife, Ruby Elizabeth Allen by deed from W. C. & E. Builders, Inc., of record in Book 2152, Page 31, Register's Office for said County. Ruby Elizabeth Allen having since died.

Beverly Allen Watts executes this instrument as Attorney In Fact for Asa Jeffrey Allen, Jr. pursuant to Power of Attorney recorded in Instrument 20010516-0050944 in the Register's Office for Davidson County, Tennessee.

Asa Jeffrey Allen, Jr. and A. J. Allen, Jr. are one and the same.

unimproved ( )
This is improved (X) property, known as 819 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of May 2001

A. J. Allen Jr.

By: Beverly Allen Watts

Beverly Allen Watts, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BEVERLY ALLEN WATTS to me known to be the person who executed the foregoing instrument in behalf of A. J. ALLEN, JR., and acknowledged that she executed the same as the free act and deed of the said A. J. ALLEN, JR.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of May, 2001.

My Commission Expires: 10-25-03

Bertie J Whitaker
Notary Public

Bertie Jo Whitaker

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____