Realty Title 48-A
03

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 08/03/01 14:05 2pgs
Fees:13.00 Taxes:497.65
20010803-0083050

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Patricia Hendricks	GMAC Mortgage Corporation	**161-10-0-B**
Ashfield Court	100 Witmer Road	**011.00**
Nashville, Tennessee 37211	Horsham, PA 19004	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

AFFIANT

Sworn to and subscribed before me this 31st **day of July, 2001.**

NOTARY PUBLIC

My Commission Expires: 3/14/2005

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JOHN MARK ALLEN and wife, CLAUDIA DARLENE ALLEN, hereinafter called the "GRANTORS", have bargained and sold and by these present do transfer and convey unto PATRICIA HENDRICKS, unmarried, hereinafter called the "GRANTEE", her 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 Lot 202, Villages of Brentwood, Phase Five, of record in Book 6900, page 896, Register's Office for Davidson County, Tennessee.

SAID Lot No. 202 fronts 48.52 feet on the southwesterly side of Ashfield Court and runs back 109.92 feet on the easterly lot line and 115.62 feet on the northwesterly lot line to a broken line in the rear which measures a total of 179.86 feet thereon.

BEING the same property conveyed to John Mark Allen and wife, Claudia Darlene Allen by deed from John P. Mays and wife, Dianne Mays, of record in Book 9551, page 664, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

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

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2001 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 161-10-0-B 011.00.

2. All matters appearing on the Plan of Villages of Brentwood, Phase Five, of record in Book 6900, page 896, Register's Office for Davidson County, Tennessee.

3. By instrument of record in Book 8138, page 143, Register's Office for Davidson County, Tennessee, there is an Amendment and Change of Minimum Building Set-Back Line Applicable to Lot No. 202 on the Plan of the Subdivision Villages of Brentwood, Phase V, as of record in Book 6900, page 896, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, as amended in Book 6393, page 495 and Book 7834, page 676, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 708 Ashfield Court, Nashville, Tennessee 37211.

WITNESS our hands this 31st **day of July, 2001 in Nashville, Tennessee.**

John Mark Allen

Claudia Darlene Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, John Mark Allen and wife, Claudia Darlene Allen, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30 **day of July, 2001, in Nashville, Tennessee.**

Notary Public

My Commission Expires: 2/23/02

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE EXP. FEB 23, 2002