(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/01 13:47 2pgs
Fees:13.00 Taxes:444.00

20010809-0085897

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2001

Notary Public

MY COMMISSION EXPIRES: November 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Allen (NAME)	Jeffrey L. Allen (NAME)	MAP 162-2
4004 Darlene Drive (ADDRESS)	4004 Darlene Drive (ADDRESS)	PARCEL 141
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, Tn 37013 (CITY) (STATE) (ZIP)	

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, Jules R. Winnard and wife, Irene J. Winnard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey L. Allen and wife, Susan J. 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:

BEING Lot No. 146, on the Plan of Colewood Acres, Section II, of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jules R. Winnard and wife, Ethel B. Winnard and Fannie S. Winnard, unmarried, each with a one-third (1/3) undivided interest with rights of survivorship, by deed from Wheeler Construction Co., Inc. of record in Book 4344, Page 250, Register's Office, Davidson County, Tennessee. Ethel B. Winnard and Fannie S. Winnard having since died vesting property in Jules R. Winnard. Jules R. Winnard having re-married Irene Joyce, now known as Irene J. Winnard, she joins in this conveyance to convey any interest she may have in said property.

This is the same description as in previous deed of record.

This conveyance is subject to taxes for the year 2001 and subsequent years, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 3700, page 135; restrictive covenants of record in Book 4158, page 42, and Book 4178, page 696, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4004 Darlene Drive, Antioch, TN 37013
(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 our hand s this 30th day of July 2001

Jules R. Winnard

Jules R. Winnard

Irene J. Winnard

Irene J. Winnard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jules R. Winnard and wife, Irene J. Winnard

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 at Brentwood, Tennessee, this 30th day of July 2001.

Commission expires November 29, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ _____.

My commission expires _____

Notary Public