Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nancy Brown Allen 3354 Hillsboro Road Nashville, TN 37215	Map 117-7h Par.35	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, George T. Guthrie, Sr. and wife, Barbara Janelle Guthrie (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Nancy Brown Allen (the "Grantee"), Grantee's heir's and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Unit No. 3354 in Roderick Square Condominiums, as shown on the Plat of Roderick Square Condominiums of record in Book 6250, page 928, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George T. Guthrie, Sr. and wife, Barbara Janelle Guthrie by deed from Judith A. Woodbridge, of record in Book 9493, page 929,

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the current year which have been prorated between the parties.

2. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Roderick Square of record in Book 6867 page 385 , Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, Book 6867, page 394 , Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plat of Roderick Square Condominiums of record in Book 6250, page 928, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/24/01 09:17 2pgs
Fees:13.00 Taxes:518.00

20010824-0091523

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00 .

George T. Guthrie
Affiant

Subscribed and sworn to before me this 23rd day of August 2001.

R. C. Mullins
Notary Public

My Commission Expires: 7-27-02

NOTARY PUBLIC STATE OF TN COMMISSION EXPIRES 7/27/02 DAVIDSON COUNTY, TENN.

This is improved property located at 3354 Hillsboro Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22 day of AUGUST, 2001.

Barbara Janelle Guthrie
BARBARA JANELLE GUTHRIE

George T. Guthrie
GEORGE T. GUTHRIE

STATE OF TENNESSEE
COUNTY OF Tennessee/WILLIAMSON

Personally appeared before me, Lisa Cooper, Notary Public, Barbara Janelle Guthrie, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of August, 2001.

LISA S. COOPER NOTARY PUBLIC STATE OF TENNESSEE COMMISISON EXPIRES 5-29-2005 DAVIDSON COUNTY TENN.

Lisa Cooper
Notary Public
My Commission Expires:
5-29-01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rodney C. Mullins, Notary Public, George T. Guthrie, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 2001.

RODNEY C. MULLINS NOTARY PUBLIC STATE OF TN COMMISSION EXPIRES: 7/27/02 DAVIDSON COUNTY TENN.

Notary Public
My Commission Expires:
7/27/02