Davidson County DEEDWARR
Recvd: 11/27/02 10:07 2pgs
Fees:13.00 Taxes:331.89

20021127-0147090

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,700.00.

Herman M Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman Melvin Allen	Owner	Map 94-12-0
(NAME) 246 Hickory Dale Drive	(NAME)	Parcel 010.00
(ADDRESS) Nashville TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARK H. GOODWIN AND WIFE, BARBARA K. GOODWIN**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey **unto HERMAN MELVIN ALLEN, 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 all of Lot No. 54, on the plan of CLOVER NOOK SUBDIVISION, as shown by plat appearing of record in Plat Book 2900, Page 52, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mark H. Goodwin and wife, Barbara K. Goodwin by Warranty Deed of record in Book 4932, Page 115, said Register's Office.

This conveyance is subject to the following: Restrictive Covenants of record in Book 2994, Page 126; and, any and all matters as shown on plat of record in Plat Book 2900, page 52; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 246 Hickory Dale Drive, Nashville, TN 37210
(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 Grantors covenant with the said GRANTEES 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 26th day of November, 2002.

Mark H. Goodwin

Barbara K. Goodwin

STATE OF Tennessee

COUNTY OF Davidson

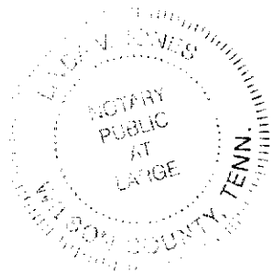
Before me, the undersigned Notary Public, personally appeared Mark H. Goodwin and wife, Barbara K. Goodwin who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of November, 2002.

Notary Public

My Commission Expires: 1-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076