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Realty 42A

Davidson County DEEDWARR
Recvd: 04/02/03 14:47 2pgs
Fees:13.00 Taxes:819.55
20030402-0043690

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires
November 29, 2003

01-0301-24329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $221,500.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2003.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Bonita Allen 709 Sills Court Nashville, TN 37220	new owner	146-7 5

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna Jean Agee Pickens, Sharron Elaine Agee Harnell and William Edward Agee, devisees under the will of H. Herman Agee, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bonita Allen, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 5 on the plan of Creighton Meadows, of record in Book 2854, page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harley Herman Agee and wife, Mary Elizabeth Agee, by deed from Dorothy Baumgartner and Birdie Baumgartner, of record in Book 3181, page 223, Register's Office for Davidson County, TN. Mary Elizabeth Agee having predeceased Harley Herman Agee, who died September 19, 2001, and by will of record in Instrument No. 2254414509, Office of the Davidson County Probate Court Clerk, subject property was devised to Donna Jean Agee Pickens, Sharron Elaine Agee Harnell and William Edward Agee. Harley Herman Agee and H. Herman Agee are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 709 Sills Court, Nashville, TN 37220.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of March, 2003.

Donna Jean Agee Pickens

Sharron Elaine Agee Harnell

William Edward Agee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Jean Agee Pickens, Sharron Elaine Agee Harnell and William Edward Agee, devisees under the will of H. Herman Agee, deceased, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 31st day of March, 2003.

Notary Public

My Commission expires:

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003