**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 114,500.00

Affiant

Davidson County DEEDWARR
Recvd: 04/29/03 15:15 2pgs
Fees:13.00 Taxes:423.65
20030429-0057340

Subscribed and sworn to before me, this 28th day of April, 2003

Notary Public

My Commission Expires: 10/17/05

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| CHRISTOPHER ALLEN<br>1707 Straightway Avenue<br>Nashville, Tennessee 37206 | WELLS FARGO HOME MORTGAGE, INC.<br>4456 Corporation Lane #100<br>Virginia Beach, Virginia 23462 | MAP 72-14<br>PARCEL 364 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 114,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , SCOTT LAYDEN, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER ALLEN, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Belle Forest No. 3, Section 1, of record in Plat Book 1130, page 74, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 60.0 feet on the northerly side of Straightway Avenue and runs back between parallel lines 147.75 feet to a dead line.

BEING the same property conveyed to Scott Layden by deed from John W. Hutcherson, Jr., unmarried, and John R. Hutcherson of record as Instrument No. 20020613-0072317 in the Register's Office for Davidson County, Tennessee.

M.
Barbara Layden, spouse of Scott Layden, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1707 Straightway Avenue, Nashville, Tennessee 37206

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

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belle Forest No. 3, Section 1 of record in Book 1130, page 74, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 28th day of April, 2003.

SCOTT LAYDEN

BARBARA M. LAYDEN

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named SCOTT LAYDEN, and BARBARA M. LAYDEN, 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 this 28th day of April, 2003.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public