Realty
48A

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $96,650.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2003.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Steven Hoyle	SunTrust Mortgage, Inc.	120-13-41.00
1215 Currey Road	201 Fourth Avenue North, 7th Floor	
Nashville, TN 37217	Nashville, TN 37219	

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, **Ray Allen and Jason Allen**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan Steven Hoyle**, 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, Tennessee, being the easterly 111 feet of the Francis T. Morgan Tract and described according to a survey by John Kohl, surveyor dated September 24, 1976, as follows:

Beginning at a point in the southerly margin of Currey Road, said point being N 87 degrees 50 minutes W 200 feet from the southwesterly intersection of Vurrey Road and Catalina Drive and being the northwest corner of the property herein described; thence leaving the southerly margin of Currey Road S 2 degrees 41 minutes W 208 feet to a point; thence N 87 degrees 50 minutes W 111 feet to a point; thence N 2 degrees 41 minutes E 208 feet to a point in the southerly margin of Currey Road; thence with the southerly margin of Currey Road S 87 degrees 50 minutes E 111 feet to the point of beginning.

Being the same property conveyed to Ray Allen and Jason Allen by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20020401-0039069, Register's Office for Davidson County, Tennessee.

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 1215 Currey Road, Nashville, TN 37217

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 my hand this 26th day of June, 2003.

Davidson County DEEDWARR
Recvd: 07/03/03 15:25 2pgs
Fees:13.00 Taxes:357.61
20030703-0092725

Ray Allen

Jason Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray Allen and Jason Allen, 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 26th day of June, 2003.

Notary Public

My Commission expires 05/30/04

