This Instrument Was Prepared By
Lawrence B. Hammet II
Todd & Floyd, PLC
218 Third Avenue North
Nashville, TN 37201
(615) 369-3300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of this transfer is $90,000.00.

Affiant

Sworn to and subscribed before me
this 31st day of March, 2004

Notary Public

My Commission Expires: March 19, 2007

Davidson County DEEDWARR
Recvd: 04/01/04 09:02 3pgs
Fees:18.00 Taxes:333.00
20040401-0036638

Address New Owner as Follows:	Send Tax Bills to: Numbers:	Map-Parcel
C. Rogan Allen 4306 Sneed Road Nashville, TN 37215	Same	130-4-76

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other mutual promises and consideration, the receipt of which is hereby acknowledged, Bruce W. Claycombe and Victoria T. Claycombe (the "Grantors"), bargain and sell and by these presents do transfer and convey unto Charles Rogan Allen (the "Grantee") his heirs, successors and assigns, all right, title and interest in and to a certain tract of land held by tenants in common by both Grantors and Grantee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 24 on the Map of Belle Meade Annex Subdivision of record in Book 547, page 66, Register of Deed's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 150 feet on the easterly side of Grand Avenue (a/k/a Sneed Road) and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Charles Rogan Allen, Bruce W. Claycombe and Victoria Claycombe, by Deed from Ronald C. and Linda W. Smith, of record in Book 10957, Page 807, Register of Deed's Office for Davidson County, Tennessee.

Grantors interest in said property is that of tenant in common with Grantee.

This conveyance is made with the express purpose of terminating an estate of tenants in common in and to the above-described property so that title of said property is hereby vested solely in Grantee.

This conveyance is subject to the imposition of a restrictive covenant limiting the use of said Property by Grantees, his heirs, successors and assigns, to the construction of one (1) single family dwelling, and no other use or construction shall be allowed or permitted on said Property.

TO HAVE AND TO HOLD the tenant in common interest herein conveyed, with the estate and title thereto, to Grantee, his heirs, assigns and successors forever; and Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said tenant in common interest in said property, having a good right to convey it, except for the rights of Grantee and except as set out herein; and Grantors do further covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to said interest to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31 day of MARCH, 2004.

GRANTORS

Victoria T. Claycombe

BRUCE W. CLAYCOMBE,
by VICTORIA T. CLAYCOMBE,
Attorney-In-Fact

Victoria T. Claycombe

VICTORIA T. CLAYCOMBE

GRANTEE

Charles Rogan Allen

CHARLES ROGAN ALLEN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named VICTORIA T. CLAYCOMBE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person whose name is subscribed as attorney in fact for BRUCE W. CLAYCOMBE, and acknowledged that she executed the same as the act of his principal for the purposes therein contained.

Witness my hand and seal at office in NASHVILLE, TENNESSEE, this 31st day of MARCH, 2004.

Notary Public

My Commission Expires:

MARCH 19, 2007

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named VICTORIA T. CLAYCOMBE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in NASHVILLE, TENNESSEE, this 31st day of MARCH, 2004.

Notary Public

My Commission Expires:

MARCH 19, 2007

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named CHARLES ROGAN ALLEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in NASHVILLE, TENNESSEE, this 31st day of MARCH, 2004.

Notary Public

My Commission Expires:

MARCH 19, 2007