PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/05/04 14:12 2pgs
Fees:13.00 Taxes:1110.00
20040505-0051472

W & I Ref:(km) Title No: 45485
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles C. Allen Lori K. Allen 5059 Lakeview Drive Nashville, Tennessee 37220	Capital Bank and Trust Company 1820 West End Avenue Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 145-12-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned David C. Cassel and spouse, Suzanne T. Cassel, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Charles C. Allen and spouse, Lori K. Allen hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lakeview Manor, of record in Book 2133, Pages 39, 40 & 41, Register's Office for said County.

Said Lot 6 fronts 200 feet on the southwesterly margin of Lakeview Drive 465.4 feet on the Northwesterly line and 515.0 feet on the Southeasterly line to a broken line in the rear, measuring 218.5 feet thereon.

Being the same property conveyed to David C. Cassel and spouse, Suzanne T. Cassel by deed from Claude D. Temple and spouse, LaVerne V. Temple of record in Book 8423, Page 593, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 39, 40 & 41, said Register's Office, shows an owner's certificate, a 75 foot minimum setback line from Lakeview Drive and a 10 foot easement for public utility purposes along the broken rear line of said lot.

This is improved property, known as: 5059 Lakeview Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of May, 2004.

David C. Cassel

Suzanne T. Cassel

State of TENNESSEE

County of DAVIDSON

On this 3rd day of May, 2004 , before me the undersigned authority, personally appeared David C. Cassel and Suzanne T. Cassel , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 200

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Sworn and subscribed before me this the 3rd day of May, 2004

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 200

Notary Public