This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 05/11/04 11:17 2 pgs
Fees:13.00 Taxes:340.40

20040511-0053751

WARRANTY DEED

Address new owner as:
Ray Allen *et ux*
1620 Peerman Drive
Nashville, Tennessee 37206

Send tax bills to:
Same

Map-Parcel
Map 83-4
Par 249

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John A Briley and wife, Dorothy J. Briley, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Ray Allen and wife, Judy T. Allen, (Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 10 and a lot marked "Reserved" on the Plan of the Delaney Subdivision, Section 1, as of record in Book 3500, page 129, said Register's Office.

Said Lot No. 10 fronts 80 feet on the southwesterly side of McKennell Avenue and runs back between lines 186.50 feet on the northwesterly side and 110.20 feet on the southeasterly side to a line in the rear, measuring 113.64 feet thereon.

Said "Reserved" lot fronts 58.63 feet on the southwesterly side of McKennell Avenue and runs back between lines 110.20 feet on the northwesterly side and 67.20 feet on the easterly line to a line in the rear, measuring 105.64 feet thereon.

Being the same property conveyed to Aaron F. Briley and wife, Tibitha H. Briley by deed for Village Builders, Inc., dated November 6, 1967, and recorded on November 9, 1967 in Book 4187, page 906, said Register's Office. The said Aaron F. Briley having died on September 22, 1980 and the said Tibitha H. Briley having died on December 6, 2003. John A Briley and wife, Dorothy J. Briley, are the sole devisees under the will of Tibitha H. Briley, Number 04P-434, Seventh Circuit (Probate) for Davidson County, Tennessee.

This is improved property known as 319 McKennell Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And we, the Grantors, covenant with the Grantees that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2004.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand this 10th day of May, 2004.

Dorothy J. Briley
DOROTHY J. BRILEY

John A. Briley
JOHN A. BRILEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Briley and wife, Dorothy J. Briley, the within named bargainor, 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, at office, this 10th day of May 2004.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $92,000.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of May, 2004.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED WAS PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.