WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 40,000.00

Ben A. Allen
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MAY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/04

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00287

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ben A. Allen	SAME	MAP:072-06-0
745 Benton Avenue		Parcel:132.00
Nashville, TN 37204		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CRAIG S. SHEPPARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BEN A. ALLEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1012 Elvira Avenue, Nashville, TN 37216

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 24th day of May, 2004.

Craig S. Sheppard
Craig S. Sheppard

Davidson County DEEDWARR
Recvd: 05/28/04 14:23 2pgs
Fees:13.00 Taxes:148.00
20040528-0063171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, CRAIG S. SHEPPARD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 24th day of May, 2004.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of Lot No. 7 on the corrected map of E.J. Childer Subdivision of the J.H. Ambrose Tract, as of record in Book 332, Page 134, said Register's Office.

Said part of Lot No. 7 fronts 50 feet on the southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Craig S. Sheppard by Special Warranty Deed dated October 4, 1993 from NationsBank of Tennessee, N.A. of record in Book 9109, Page 112, Register's Office for Davidson County, Tennessee.

Craig S. Sheppard hereby certifies, covenants and declares that the subject property is not his homestead as defined by statute.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.