WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/04 08:59 2pgs
Fees:13.00 Taxes:231.25

20040712-0082283

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD R. ALLEN	DONALD R. ALLEN	Map 063-00-0 Parcel 28.00
(NAME) 1832 Merritt St.	(NAME) — Same —	
(ADDRESS) Old Hickory, TN	(ADDRESS) 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Margaret Marie Piercey Dillard, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD R. ALLEN and wife, KIMBERLY D. ALLEN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 on the plan of the Margaret Heights Subdivision, as shown of record in Instrument #200406290077366, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made.

Also conveyed herewith are all those certain rights contained in that certain easement for Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument # 20010830-0093971, Register's office for Davidson County, Tennessee. This conveyance is further made subject to that certain Easement for Common Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to Margaret Marie Piercey Dillard, unmarried by QuitClaim Deed recorded in Instrument #20020405-0041839, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulating, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2004 property taxes shall be the responsibility of the Grantees when due and payable.

This is unimproved property, known as 1564 Hudson Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 8th day of July, 2004.

Margaret Marie Piercey Dillard
Margaret Marie Piercey DILLARD

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, Margaret Marie Piercey DILLARDunmarried the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 7/8/2004.

Commission expires: February 10, 2008

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

Larry D. Craig Notary Public