Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax: (615) 883-7542

WARRANTY DEED

EXPIRES:
[illegible], 2005

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$116,500.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2004.

Notary Public

My commission expires: 1-28-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Leroy Lyle	**Leroy Lyle**	**050-06-099.00**
3837 Northbrook Drive	**3837 Northbrook Drive**	
Nashville TN 37207	**Nashville TN 37207**	

Davidson County DEEDWARR
Recvd: 09/10/04 10:40 2pgs
Fees:13.00 Taxes:431.05
20040910-0109576

FOR AND IN 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 ACKNOWLEDGE, WE,

Cory Allen, married

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

Leroy Lyle

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:

Being Lot No. 10, on the Plan of Northbrook Subdivision, Phase Two, Final Plat, of record in Plat Book 9700, page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cory Allen, married, by Deed from Deborah Anderson NKA Deborah Crawford and husband, Royce Crawford, dated 07/29/2004, of record in Instrument No. 200408050094241, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Plat Book 9700, page 769, and Restrictions for Phase One, Northbrook Subdivision in Book 10373, page 339, for said county.

100 year Flood Line runs across property.

This is improved (__X__) Unimproved (____) property, known as **3837 Northbrook Drive, Nashville TN 37207**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our 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/our hand(s) this 7th day of **September, 2004.**

Cory Allen

Spouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Cory Allen, married,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **September, 2004.**

Notary Public

My Commission Expires:_____

