WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH DAY OF OCTOBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Blais	**Countrywide Home Loans, Inc.**	**150-01-096**
(NAME)	(NAME)	
2728 Mossdale Drive	**7105 Corporate Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Plano, TX 75024**	
(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, **Carolyn Joann Allen**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Blais and wife Susan Blais**, 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 Section Four, Edge-O-Lake Estates, as of record in Plat Book 3600, Page 87, Register's Office, and Davidson County, Tennessee.

This instrument is executed on behalf of Carolyn Joann by Jack Dennis as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20041015-0124222, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny Michael Allen by deed of record in Instrument No. 20021009-0123744. The said Johnny Michael Allen having since died, said property vested in James Walter Allen and wife, Carolyn Joann Allen as the parents of Johnny Michael Allen pursuant to the laws of intestacy reference Davidson County Probate No. 04P1331. James Walter Allen died August 21, 2004. James Walter Allen devised his interest in the property to Carolyn T. Allen reference order of Probate and will recorded as Instrument No. 04P1331. Register's Office for Davidson County Tennessee. Carolyn T. Allen and Carolyn Joann Allen are the same person.

unimproved ☐

This is improved ☒ property, known as **2728 Mossdale Drive, Nashville, TN 37217**

(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 we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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.

Davidson County DEEDWARR
Recvd: 10/15/04 10:10 2pgs
Fees:13.00 Taxes:499.50
20041015-0124223

Witness **my/our hand(s)** this **7th day of October 2004**.

Carolyn Joann Allen

Carolyn Joann Allen
BY: Jack Dennis, Attorney in fact

Jack Dennis

State of Tennessee County of Davidson

On this 7th day of October, 2004 before me personally appeared Jack Dennis, the person who executed the foregoing instrument on behalf of Carolyn Joann Allen, and acknowledged that she executed the same as the free act and deed of the said Carolyn Joann Allen, through Power of Attorney granted Jack Dennis, by the said Carolyn Joann Allen.

Angela M. Lake

Notary Public

Commission Expires: 1-23-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.