THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23510-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2004. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nathan Brandon, William Leavell 2416 Felts Avenue Nashville, TN 37221	New Owner	Map No.118.08-0 Parcel No. 060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fred A. Allen, III,*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Brandon a forty-eight percent (48%) interest and William Leavell a fifty-two percent (52%) interest, as Tenants in Common** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is unimproved property located at 2416 Felts Avenue, Nashville, TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2004.

Fred A. Allen, III

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Fred A. Allen, III**, 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, at office, this 15th day of October, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 2007

Davidson County DEEDWARR
Recvd: 10/21/04 13:43 2pgs
Fees:13.00 Taxes:407.00
20041021-0126900

EXHIBIT "A"

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Grandview Heights as of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Fred A. Allen, III by deed dated February 5, 1987, from Arthur C. Mullins and wife, Victoria Mullins of record in Book 7129, page 26, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Grandview Heights as of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Fred A. Allen, III by deed dated March 11, 1987, from John D. Fleming and Kathleen Draper and Mary Frances Steiner and Jimmy Kincaid of record in Book 7180, page 48, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.