WARRANTY DEED

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonya M Allen	Lonya M Allen	33-9-1
(NAME)	(NAME)	
109 Katherine Court	same	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, WE, Mid Ohio Securities Custodian FBO Jozella M. Temple, IRA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonya M. Allen, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Birdwell Subdivision, Phase Two, as of record in Book 7900, Page 762, formerly known as part of Lot No. 1, Brasher Subdivision, of record in Plat Book 6050, Page 415, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Mid Ohio Securities Custodian FBO Jozella M. Temple, IRA, by deed dated March 1, 2001 and filed for record on March 5, 2001, in Instrument No. 20010305-0020781, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 109 Katherine Court, Goodlettsville, TN 37072

(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.

Witness my hand this 5th day of October, 2004.

Mid Ohio Securities Custodian FBO Jozella M. Temple, IRA

BY:

RICHARD A. DESICH
VICE PRESIDENT

Davidson County DEEDWARR
Recvd: 11/19/04 14:34 2pgs
Fees:13.00 Taxes:129.50

20041119-0139282

STATE OF OHIO

COUNTY OF LORAIN

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared RICHARD A. DESICH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE PRESIDENT of Mid Ohio Securities Custodian FBO Jozella M. Temple, IRA, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the IRA as VICE PRESIDENT.

Witness my hand and official seal at ~~Nashville, Tennessee~~ ELYRIA, OHIO this ~~5th~~ 4th day of October, 2004.

Commission expires: 03-27-07

Marjorie E Daley
Notary Public

MARJORIE E. DALEY
Notary Public
In and for the State of Ohio
My Commission Expires
March 27, 2007