PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/03/04 14:01 2pgs
Fees:13.00 Taxes:1202.50
20041203-0144389

W & I Ref:(_____) Title No: 46015
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles Rogan Allen ~~3504 Amanda Ave~~ 4036 Sneed Rd Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-11-051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **A Richard Barber and spouse, Elaine Barber**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Rogan Allen , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 61 on the map of Noel's subdivision of Watkins Grove, not of record, described as follows:

Beginning on the easterly margin of Amanda Street at a point 355 feet south of the southerly margin of Woodmont Boulevard, being the corner of Lots Nos. 61 and 62; thence with the line between said two lots, eastwardly 200 feet to the corner of Lots Nos. 42, 43, 61 and 62; thence with the line between Lots Nos. 43 and 61; southwardly 200 feet to the corner of Lots Nos.43, 44, 60,and 61; thence with the line between said Lots Nos. 60 and 61, westwardly 200 feet at the easterly margin of Amanda Street; thence with said Street, northwardly 200 feet to the beginning.

Being the same property conveyed to A. Richard Barber, and wife, Elaine Barber by deed from JoAnn Tenner MacDonnell, unmarried of record in Book 5674, page 411 rerecorded in Book 5676, page 716, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years. A 20 foot permanent easement and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4096, page 769, said Register's Office.

This is improved property, known as: 3504 Amanda, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

A Richard Barber

Elaine Barber

State of Connecticut
County of Litchfield

On this 26 NOV 2004 , before me the undersigned authority, personally appeared A Richard Barber Elaine Barber , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 31 AUG 2008

Notary

State of
County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2004

My Commission Expires: 3-26-05

Notary Public

Wldoc: Deed Wty—12/92