This instrument was prepared by:

Carolyn Piphus, Esq.
Smith, Hirsch, Blackshear & Harris, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

Davidson County DEEDWARR
Recvd: 01/05/05 16:09 2 pgs
Fees:13.00 Taxes:471.75
20050105-0001999

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $127,500.00.

Affiant

Subscribed and Sworn to before me, this 30th day of December, 2004.

Notary Public

My Commission Expires: 7/21/2007

MAP-PARCEL# 069-02-17

The Name and Address of the new owners are:

Frank Allen
3926 Drakes Branch Road
Nashville, Tennessee 37218

MAIL TAX BILLS TO:

SAME

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between PATRICIA ANN WYNN-EPPS AND MARIAN DANITA WYNN-BAILEY, hereinafter referred to as GRANTORS, and FRANK ALLEN, UNMARRIED, hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), Cash in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, GRANTORS (non residents of the State of Tennessee), have bargained and sold, and by these presents do transfer and convey unto the GRANTEE, his heirs and assigns all rights, title, interest, claim or demand of GRANTORS in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Enchanted Hills Section I as of record in Book 3300, page 96 in the Register's Office for said County.

Said Lot No. 9 fronts 141.72 feet on the southerly margin of Drakes Branch Road and runs back between lines, the easterly line being 294.36 feet and the westerly line, a broken line, being 375.87 feet to a line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to Patricia Ann Wynn-Epps and Marian Danita Wynn-Bailey, reserving a life estate to Lillian Wynn-Allen, by deed of record in Book 11453, page 220, said Register's Office, the said Lillian Wynn-Allen having since died.

This conveyance is subject to: (1) Matters shown on the Plan of Record in Book 3300, page 96, said Register's Office; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5212, page 86, said Register's Office; (3) Restrictive Covenants contained in instrument of record in Book 3467, page 224, said Register' Office, and 2004 taxes, unpaid but not delinquent.

This is improved property known as 3926 Drakes Branch Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the said interest in the tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 said land to the said GRANTEE, his 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 our hands on this 10th day of December, 2004.

Patricia Ann Wynn Epps
Patricia Ann Wynn-Epps

Marian Danita Wynn-Bailey
Marian Danita Wynn-Bailey

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Patricia Ann Wynn-Epps** the bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged that she executed the foregoing document for the purposes therein contained.

Witness my hand and seal, at office in Houston, Texas, on this 10th day of December, 2004.

ROBIN PAVALONIS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES
AUGUST 27, 2008

Robin Pavalonis
Notary Public

My Commission Expires: _____

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Marian Danita Wynn-Bailey,** the bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged that she executed the foregoing document for the purposes therein contained.

Witness my hand and seal, at office in Houston, Texas, on this 10th day of December, 2004.

ROBIN PAVALONIS
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES
AUGUST 27, 2008

Robin Pavalonis
Notary Public

My Commission Expires: _____