This instrument prepared by:
Mandy Baird, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-686659**

Davidson County DEEDWARR
Recvd: 01/11/05 13:00 3 pgs
Fees:18.00 Taxes:475.08

20050111-0004102

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirteenth day of December, 2004**, by and between **Ray Allen and wife, Judy T. Allen**, parties of the first part, and **Paul Nicholson and Christy Nicholson**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 10 AND A LOT MARKED "RESERVED" ON THE PLAN OF THE DELANEY SUBDIVISION; SECTION 1, AS OF RECORD IN BOOK 3500, PAGE 129, SAID REGISTER'S OFFICE.

SAID LOT NO. 10 FRONTS 80 FEET ON THE SOUTHWESTERLY SIDE OF MCKENNELL AVENUE AND RUNS BACK BETWEEN LINES 186.50 FEET ON THE NORTHWESTERLY SIDE AND 110.20 FEET ON THE SOUTHEASTERLY SIDE TO A LINE IN THE REAR, MEASURING 113.64 FEET THEREON.

SAID "RESERVED" LOT FRONTS 58.63 FEET ON THE SOUTHWESTERLY SIDE OF MCKENNELL AVENUE AND RUNS BACK BETWEEN LINES 110.20 FEET ON THE NORTHWESTERLY SIDE AND 67.20 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR, MEASURING 105.64 FEET THEREON.

Being the same property conveyed to Ray Allen and wife, Judy T. Allen from John A. Briley and wife, Dorothy J. Briley, by virtue of Warranty Deed as recorded on May 11, 2004 in Instrument Number 20040511-0053751, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **83-4-249 & 83-4-250**

X Improved OR
Unimproved property located at: **319 McKennell Dr., Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ray Allen

Judy T. Allen

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ray Allen and wife, Judy T. Allen** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirteenth day of December, 2004.**

Notary Public

My Commission Expires: 7/29/07

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MANDY R. BAIRD
NOTARY PUBLIC
AT

Owner's Name: **Paul Nicholson and Christy Nicholson**

and Address: **319 McKennell Dr.**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$128,400.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirteenth day of December, 2004.**

Notary Public

My Commission Expires: _____

