WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

DENISE T. TIGNOR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

Affiant

Subscribed and sworn to before me, this the 7th day of January, 2005.

Notary Public

My commission expires: 07 06 08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David S. Allen **Susan J. Allen**	**SAME**	**011-00-079.00**
3013 Greer Road	Same	Davidson County DEEDWARR Recvd: 01/18/05 14:42 2 pgs Fees:13.00 Taxes:499.50
Goodlettsville, TN 37072	Same	20050118-0006189

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

W.H. Howse and wife, Ruth H. Howse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David S. Allen and Susan J. Allen

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:

Being a tract of land in the 3rd Civil District of Davidson County, Tennessee, described as Tract No 1 on an unrecorded survey dated 6-28-2004 by Tommy E. Walker, R.L.S. No. 1465, as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of Greer Road, said pin being the most northwesterly corner of the herein described tract and a common to Ellis H. Weaks, et ux (DB 4236, page 413 RODCT); thence with said margin, S 72 deg. 12 min 27 sec E, 179.10 feet to a point; thence continuing with the same and a curve to left (1=12 deg., 27 min, 57 sec., R=543.28 feet, LC=117.97 feet, CB =S78 deg. 26 min, 25 sec E) for a curve distance of 118.20 feet to a point; thence with the same S 84 deg 40 min 24 sec E 177.6 feet to a point; thence with the same and a curve to the right having a radius of 248.41 feet for a curve distance of 19.29 feet to an iron pin, common corner to Tract 2 of said Lemly property; thence now leaving said margin with a new line, S 12 deg 31 min 52 sec W 272.63 feet to an iron pin; thence N 88 deg 55 min 01 sec W 141.87 feet to an iron pin at a whole oak; thence S 31 deg 33 min 00 sec W 828.98 feet to an iron pin, common corner to said Weaks; thence with the easterly line of said Weaks, N 08 deg. 09 min 40 sec E 1073.23 feet to the point of beginning.

Being the same property conveyed to W. H. Howse and wife, Ruth H. Howse by Deed from The estate of Nell D. Lemley, by and through her Conservater, Byron Thrasher date recorded on 8-13-04, of record in Instrument No. 20040813-0097885 Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **3013 Greer Road, Goodlettsville, TN 37072**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **7th** day of **January, 2005.**

W. H. Howse
W.H. Howse

Ruth H. Howse
Ruth H. Howse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **W.H. Howse and wife, Ruth H. Howse,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **January, 2005.**

Notary Public

My Commission Expires:

JAY E. SCOTT
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
COMM EXPIRES JUNE 2, 2007