THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23870-02-2005** file Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $382,500.00. Affiant Subscribed and sworn to before me this 1st day of March, 2005. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE My Commission Expires

WARRANTY DEED

Address New Owner: John E. Curley, Shannon P. Curley 760 Greeley Drive Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.102-16-0 Parcel No. 040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Jeanne Allen, Tuohy, and James West Allen, III**, Devisees under the Last Will and Testament of Jeanne Faircloth Allen ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **John E. Curley and wife, Shannon P. Curley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 760 Greeley Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of March, 2005.

Patricia Jeanne Allen Tuohy

James West Allen, III

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia Jeanne Allen Tuohy and James West Allen, III**, 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 1st day of March, 2005.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/08/05 14:11 2 pgs
Fees:13.00 Taxes:1415.25

20050308-0025650

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Hillwood Estates Section 10 as of record in Plat Book 2331, page 95 and 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Allen, Jr. et ux Jeanne Faircloth Allen by deed dates 3/15/57 from Karl E. Jary and Reese L. Smith, Jr. of record in Book 2641, page 54, Register's Office for Davidson County, Tennessee. Being further conveyed to Jeanne F. Allen by quitclaim deed from James W. Allen, Jr. of record in Book 7542, page 320. The said Jeanne F. Allen died on June 15, 2003. By will of Jeanne Faircloth Allen of record in Will Book Instrument # 5437-1205837 office of the Davidson County Probate Court Clerk Docket #03-P-1241 subject property was devised to Patricia Jeanne Allen and James West Allen, III.

This conveyance is made subject to:

1. 2005 County Taxes which have been assumed and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.
3. Easement for use and maintenance of as asphalt driveway of record in Book 7270, page 3, Register's Office for Davidson County, Tennessee.