| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Daniel W. Phifer, et ux<br>7521 Oakhaven Trace<br>Nashville, TN 37209 | Bank of America<br>P.O. Box 1675<br>Coraopolis, PA 15108 | Map 114-07<br>Parcel 15.00 |
| This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC<br>315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238 | | |

# WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Robert G. Allen and wife, Lesa L. Allen** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Daniel W. Phifer and wife, Lynn Phifer** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. This conveyance is subject to any and all existing easements and restrictions of record.
3. This conveyance is subject to the plan of record in Book 9700, Page 365, as amended in Book10902, page 957 Register's Office for Davidson County, Tennessee.
4. This conveyance is subject to the Restrictive Covenants of record in Book 10353, page 676; as amended in Instrument No. 20020130-0013213, Register's Office for Davidson County, Tennessee.
5. This conveyance is subject to any liens for homeowner's association dues and assessments, if any.
6. This conveyance is subject to rights of others in and to any common areas and/or elements.
7. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 7521 Oakhaven Trace Nashville, Tennessee 37209

EXECUTED this 15th day of April, 2005.

**Robert G. Allen**

**Lesa L. Allen**

Davidson County DEEDWARR
Recvd: 04/18/05 15:52 3 pgs
Fees:18.00 Taxes:1228.40
20050418-0043057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert G. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 15th day of April, 2005.

Notary Public

My commission Expires:

MARSHALL L. HIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires SEPT. 20, 2008

Personally appeared before me, a Notary Public, Lesa L. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 15th day of April, 2005.

Notary Public

My commission Expires:

MARSHALL L. HIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

My Commission Expires SEPT. 20, 2008

The actual consideration or value, whichever is greater, for this transfer is $332,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

MARSHALL L. HIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Oakhaven Subdivision, Section 2, of record in Plat Book 9700, page 365; as amended in Plat Book 10902, page 957, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert G. Allen and wife, Lesa A. Allen by deed from Calvin C. Combs, Jr. unmarried and Tanya M. Combs, unmarried, of record in Instrument No. 20000324-0030160, Register's Office for Davidson County, Tennessee.

Said Lesa A. Allen is correctly known as Lesa L. Allen and is one and the same person.

