THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 05/02/05 13:47 2 pgs
Fees:13.00 Taxes:586.45

20050502-0048532

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2005

Notary Public

MY COMMISSION EXPIRES: July 31, 2008

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Sneed	Countrywide Home Loans	MAP 142.-2
125 Carriage Drive	3011 Armory Drive, Ste. 120	PARCEL 104
Nashville, TN 37221	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cynthia Ann Allen and husband Gregory E. Allen and Douglas E. Allen and wife, Eugenia Allen**

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

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:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Cross Timbers, Section 3, as of record in Plat Book 4175, page 21, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and description.

Being the same property conveyed to Cynthia Ann Allen and husband Gregory E. Allen and Douglas E. Allen and wife Euguenia Allen by warranty deed dated May 31, 2001, as of record in Instrument No. 200106110061318, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS 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.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **125 Carriage Drive, Nashville, TN 37221.**

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, their heirs and assigns forever; and we do covenant with 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 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 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 ____ hand( ) this the 29th day of April, 2005.

Cynthia Ann Allen
Cynthia Ann Allen

Douglas E. Allen by Gregory E. Allen
Douglas E. Allen by Gregory E. Allen, Attorney-in-Fact

Gregory E. Allen
Gregory E. Allen

Eugenia D. Allen by Gregory E. Allen
Eugenia D. Allen by Gregory E. Allen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia Ann Allen** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of April, 2005.

My Commission expires May 24, 2008

_____
Notary Public

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory E. Allen** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of April, 2005.

My Commission expires May 24, 2008

_____
Notary Public

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory E. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Douglas E. Allen as his attorney in fact, as the free act and deed of the within named Douglas E. Allen.

Witness my hand and official seal at Nashville, Tn this 29th day of April, 2005.

My commission expires:
~~January 26, 2008~~ May 24, 2008

_____
NOTARY PUBLIC

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory E. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Eugenia D. Allen as her attorney in fact, as the free act and deed of the within named Eugenia D. Allen.

Witness my hand and official seal at Nashville, Tn this 29th day of April, 2005.

My commission expires:
~~January 26, 2008~~ May 24, 2008

_____
NOTARY PUBLIC

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.