BGX 50-B

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

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ (RDB)
A Professional Corporation
211 Commerce Street, Suite 1000
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 05/09/05 11:09 4 pg:
Fees:23.00 Taxes:1350.50
20050509-0051938

FROM: **David R. Emery** ("GRANTOR")

TO: **Charles R. Allen** ("GRANTEE")

ADDRESS NEW OWNER:
Charles R. Allen
4019 Skyline Drive
Nashville, Tennessee 37215

SEND TAX BILLS:
Charles Rogan Allen
4036 Sneed Road
Nashville TN 37215

MAP/PARCEL NO.
117-13-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **David R. Emery,** have bargained and sold, and by these presents do transfer and convey unto **Charles R. Allen**, his heirs and assigns, all of my interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described on **Exhibit "A"**, which is attached hereto and made a part hereof.

The description contained on **Exhibit "A"** is identical to that contained in the prior deed of record on this property.

This is improved property known as 4019 Skyline Drive, Nashville, Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for:

1. 2005 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEE before delinquent.

2. The Plan of record in Book 1835, page 32, Register's Office for Davidson County, Tennessee, reflects an Owner's Certificate, certain notes, easements and setback line.

3. Restrictive Covenants contained in Instrument of record in Book 1037, page 572, Book 1049, page 546, Book 1318, page 332, said Register's Office.

And GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Glenda J. Emery, spouse of GRANTOR, joins in this transaction and executes this deed for the purpose of conveying any and all marital right, title and interest she may have in and to the property, but not further or otherwise.

WITNESS our hands this 3nd day of May, 2005.

David R. Emery

David R. Emery

Glenda J. Emery

Glenda J. Emery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Caruthers a Notary Public in and for said County and State, the within named, **David R. Emery and wife, Glenda J. Emery**, the within named bargainors, with whom I am personally acquainted, or who 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 and official seal at Nashville, Tennessee, this 3nd day of May, 2005.

Ruth Anne Caruthers

NOTARY PUBLIC

My Commission Expires: 09/17/06

RUTH ANNE CARUTHERS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

N RAC 504492 v1
2699959-000018 05/02/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

AFFIANT

Subscribed and sworn to before me, this 2nd day of May, 2005.

NOTARY PUBLIC

My Commission Expires: May 24, 2008

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 24 on the Plan of Vailwood Heights of record in Plat Book 1835, Page 32, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David R. Emery by Warranty Deed from Thomas Grier Powers and wife, May Elizabeth Powers, of record at Instrument No: 20050419-0043491, Register's Office for Davidson County, Tennessee.