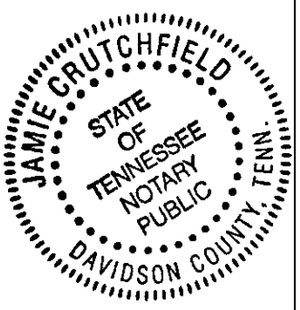
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 446,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John C. E. Allen	Pioneer Mortgage, Inc.	Map 135
2048 Ransom Pl.	42400 Nine Mile Road	Group 14-0-B
Nashville, TN 37217	Novi, MI 48375	Parcel 044.00-CO

FOR AND IN 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

Jeffery Owens and wife, Diane R. Owens

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John C. E. Allen and wife, Amy L. 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 Lot No. 43, on the Plan of Ransom Place, Section One, Phase Two, of record in Book 7900, Page 463, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffery Owens and wife, Diane R. Owens by deed from Ransom Place Homes, Inc., of record in Book 9002, Page 269, dated June 30, 1993, Register's Office for said County.

This conveyance is subject to (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 7900, page 463, said Register's Office.

This conveyance is subject to Restrctive Covenants and By-Laws of record in Book 7867, page 81, Book 7885, page 868, Book 7947, page 436, Book 8070, page 555, Book 8424, page 414, Book 8505, page 235, Book 8550, page 764, Book 8707, page 86, Book 8846, page 184, Book 10421, page 358, and Book 7867, page 104, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2048 Ransom Pl., Nashville, TN 37217

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 our hands this 19th day of May, 2005.

Jeffery Owens

Diane R. Owens

Davidson County DEEDWARR
Recvd: 05/23/05 11:31 2 pg:
Fees:13.00 Taxes:540.20

20050523-0057731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery Owens and Diane R. Owens, 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 official seal at Nashville, Tennessee, this 19th day of May, 2005.

My Commission Expires: 3/3/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.