File Book

Davidson County DEEDWARR
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20050613-0067103

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 123,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JUNE, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00802

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Andrew J. Miller	Suntrust Mortgage, Inc	MAP:
314 Sloan Road	201 Fourth Ave N/7th Floor	Parcel:103-08B 314.00 C0
Nashville, TN 37205	Nashville, TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RACHEL F. ALLEN, MARRIED *

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

ANDREW J. MILLER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 314 Sloan Road, Nashville, TN 37205

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it 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 the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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~~ hand on the 9th day of June, 2005.

Rachel F. Allen

Rachel F. Allen

Wyatt Rex Allen by Rachel F. Allen, attorney in fact

Wyatt Rex Allen by Rachel F. Allen, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 9th day of June, 2005, before me personally appeared Rachel F. Allen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wyatt Rex Allen and acknowledged that she executed the same as the free act and deed of said Wyatt Rex Allen.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Rachel F. Allen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 9th day of June, 2005.

Notary Public

My Commission Expires:

file # 05-00802

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 314, PARKLANE CONDOMINIUMS, PHASE V, as established under Master Deed of record in Book 7896, Page 710 as amended in Book 7937, Page 67, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mary R. Fletcher by Warranty Deed from Ann W. Markham, unmarried, recorded the 4th day of February, 2004 in Instrument No. 20040204-0013273, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to: Taxes for 2005, and subsequent years; Exhibit "B" to the Master Deed of record in Book 7896, Page 710, amended in Book 7937, page 67, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in book 7896, page 710 amended in Book 7937, page 67, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is being executed in behalf of Rachel F. Allen pursuant to a power of attorney executed by the same on the 06/09/2005, and being filed for in Instrument # 20050613-0067102, Register's Office for Davidson County, This.

*Mary R. Fletcher has since been married and is now legally known as Rachel F. Allen.

**Wyatt Rex Allen, spouse of Mary R. Fletcher, joins in this conveyance to convey any interest he may have in the subject property