REALTY TITLE
BOX 48A

WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 02-04-07

(AFFIX SEAL)

MARWIN S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Jack Cagle, Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/17/05 14:17 2 pgs
Fees:13.00 Taxes:484.70
20050617-0069620

b-4600

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Martin Allen	Mortgage Investors Group	095-02-0 004.00
(NAME)	(NAME)	
2140 Guaranty Drive	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(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, Robert Barnes Cron and wife, Nell Cron, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Martin Allen and wife, Jennifer Leigh 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:

Land in Davidson County, Tennessee being Lot No. 75 on the Map of Donelson Hills as of record in Book 2331, Pages 22 and 23, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Barnes Cron and wife, Nell Cron by Warranty Deed from Evans & Crockett, Inc. dated January 2, 1957, of record in Book 2633, Page 231, Register's Office for Davidson County.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2140 Guaranty Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of June, 2005.

Robert Barnes Cron

Nell Cron

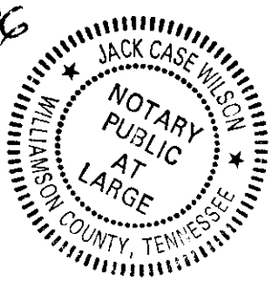
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Hermitage, Tennessee this 15th day of June, 2005.

Commission expires: 4/16/06



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027