WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Subscribed and sworn to before me this 10th DAY OF ~~June~~, 2005.

Notary Public

MY COMMISSION EXPIRES: [illegible] 22, 2008

(AFFIX SEAL)

G-CD-05-2606

Davidson County DEEDWARR
Recvd: 06/22/05 11:42 2 pgs
Fees:13.00 Taxes:370.00

20050622-0071506

MAP-PARCEL NUMBER

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Ben Anderson Allen	~~Florence Alderson and Jerry~~ Ben Allen (NAME)	
2606 Longfield Avenue	615 Woodland	
(ADDRESS)	Nashville, TN 37206 (ADDRESS)	
Nashville, Tennessee 37206		83-16 30.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FLORENCE ALDERSON AND SON, JERRY ALDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEN ANDERSON ALLEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 9 ON THE PLAN OF EASTLAND ACRES, SECTION 7, AS OF RECORD IN BOOK 2330, PAGE 166, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 9 FRONTS 113.23 FEET ON THE SOUTHERLY SIDE OF LONGFIELD AVENUE AND EXTENDS BACK 296.9 FEET ON THE WESTERLY LINE AND 260.8 FEET ON THE EASTERLY LINE, TO A DEAD LINE, MEASURING 185.6 FEET THEREON.

THIS CONVEYANCE IS MADE SUBJECT TO A 10-FOOT EASEMENT FOR PUBLIC UTILITIES ALONG SOUTHERLY AND EASTERLY LINES OF PREMISES, ANCHOR EASEMENT AT NORTHWEST CORNER OF PREMISES, 40-FOOT BUILDING SETBACK LINE FROM LONGFIELD AVENUE, AND CONDITIONS OF OWNERS CERTIFICATE AS SHOWN ON PLAN OF RECORD IN BOOK 2330, PAGE 166, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO FLORENCE ALDERSON AND SON, JERRY ALDERSON BY WARRANTY DEED FROM WILLIAM H. BONER, RECORDED IN DEED BOOK 4812, PAGE 716, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2330, page 166; and Book 4812, page 716, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2606 Longfield Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 10th day of June, 2005.

Florence Alderson

Jerry Alderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Florence Alderson and Jerry Alderson, the within named bargainor, 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, this the 10th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903