BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Charles Rogan Allen	Charles Rogan Allen	116-4-172
801 S. Wilson Blvd.	4036 Sneed Rd	
Nashville, TN 37215	Nashville, TN 37205	

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James P. Morgan,** unmarried, (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Rogan Allen** (herein referred to as "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Tract 1:

Being the Northerly 75 feet of Lot No. 2, Block "I" on the Map of W.M. Cantrell's Subdivision, of record in Book 332, Page 85, of the Register's Office for said County.

Said part of said Lot No. 2 fronts 75 feet on the westerly side of Wilson Avenue and runs back between parallel lines 252 feet to an alley.

Tract 2:

Being the South 25 feet of Lot No. 2 and the North 12 ½ feet of Lot No. 3, Block I on the Map of W.M. Cantrell's Subdivision of record in Book 332, Page 85, Register's Office for said County.

Said part of said lot fronts 37 ½ feet on the west side of Bosley Avenue and runs back between parallel lines, 250 feet more or less to an alley.

Being the same properties conveyed to James P. Morgan, unmarried, by deed from James P. Morgan, Successor Trustee U/A/D April 7, 1997, of record in Instrument No. 20050208-0014656

These descriptions are the same as used in the last deed of record.

Davidson County DEEDWARR
Recvd: 08/31/05 14:37 3 pgs
Fees:18.00 Taxes:1143.30

20050831-0104521

The conveyance of the above described parcels of land are subject to the following:

1. Taxes for the year 2005, a lien, but not yet due and payable; and

2. Matters shown on the Plan of record in Book 332, page 85, Register's Office for Davidson County, Tennessee;

These two tracts are **improved** property commonly known as 801 S. Wilson Blvd., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, excepts as otherwise herein set out. GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $309,000.00.

Affiant

Subscribed and sworn to before me this 18 day of March, 2005.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires: May 24, 2008

WITNESS my hand this 18 day of March, 2005.

James P. Morgan

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 bargainor, **JAMES P. MORGAN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of March, 2005.

David A. Childress
Notary Public

My Commission Expires: 7/21/07

