THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24639-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me this 16th day of September, 2005. Notary Public My Commission Expires: My Commission Expires SEPT. 22, 2007

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

GERALD G. PA... TE... DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Sara M. Horvitz Bradley R. Corr 918 Gilmore Avenue Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.118.01-0 Parcel No. 276.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John T. Allen, III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara M. Horvitz and Bradley R. Corr, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 918 Gilmore Avenue, Nashville, TN 37204

Kendra K. Allen, the spouse of John T. Allen, III joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said John T. Allen, III.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of September, 2005.

John T. Allen, III

Kendra K. Allen

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John T. Allen, III and Kendra K. Allen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/23/05 15:46 2 pgs
Fees:13.00 Taxes:1091.50

20050923-0114746

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Included in legal description but excluded from conveyance is tract previously conveyed in Book 3705, page 294, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Allen, III, a single person by deed dated December 29, 1998 from Bradley M. Rosenblum, single of record in Book 11278, page 902, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 57, page 93, Register's Office for Davidson County, Tennessee.