RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/04/05 13:44 2 pgs
Fees:13.00 Taxes:1420.43

20051004-0119329

NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN05704

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$383,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of September, 2005

Notary Public

MY COMMISSION EXPIRES: 03.22.2008

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher P. Lowry **1301 Forrest Avenue** **Nashville, TN 37206**	**SAME**	**083-09-101**

FOR AND IN 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,

Joe W. Allen and Gary L. Lear, both unmarried as joint tenants with rights of survivorship

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

Christopher P. Lowry and Walter J. Luther, Jr., both unmarried, as Joint Tenants with Right of Survivorship

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 the West half of Lot No. 5 of Block 3 on the map of Bailey's Subdivision of Andrew Miller Home Place, of record in Book 161, page 73, Register's Office for said County.

Said part of lot fronts 50 feet on the Northerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Joe W. Allen and Gary L. Lear, both unmarried,as joint tenants with rights of survivorship , by Warranty Deed from William H. Petree and wife, Elizabeth B. Petree, dated 12-29-00 and recorded 1-5-01 in Instrument No. 20010105-0001869, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 161, page 73, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1301 Forrest Avenue, Nashville, TN 37206**
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 30th day of September, 2005.

Joe W. Allen by Gary L. Lear, Attorney in Fact

Joe W. Allen by Gary L. Lear, Attorney in Fact of record in Instrument No. * 20051004-0119329

Gary L. Lear

Gary L. Lear

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 Gary L. Lear 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 Nashville, Tennessee, this 30th day of September, 2005.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 2005, before me personally appeared Gary L. Lear to me known to be the person who executed the foregoing instrument in behalf of Joe W. Allen as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Joe W. Allen

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 2005.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006