# WARRANTY DEED

G-CD-05-1824

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-29-06
(AFFIX SEAL)

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: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ben Anderson Allen | Jerry D. Alderson | |
| ~~1824 Willow Springs Drive~~ 615 Woodland St | (NAME) 110 Sterling Road | 73-9-132 |
| (ADDRESS) Nashville, Tennessee ~~37216~~ 37206 | (ADDRESS) Hendersonville, TN 37075 | |
| (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 JERRY D.ALDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEN ANDERSON ALLEN, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot 361, BURCHWOOD GARDENS, SECTION THREE, as shown on plat of record in Plat Book 2900, Page 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jerry D. Alderson by Quitclaim Deed from Roy L. Alderson and wife, Florence B. Alderson, recorded on the 22nd day of January, 1997 in Deed Book 10326, Page 118, 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 recor din Book 2900, page 116, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1824 Willow Springs Drive, Nashville, Tennessee 37216
(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 29th day of September, 2005.

Jerry D. Alderson

Celeste I. Alderson

Davidson County DEEDWARR
Recvd: 10/07/05 15:19 2 pgs
Fees:13.00 Taxes:351.50

20051007-0121723

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and Celeste J. Alderson
State, Jerry D.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 29th day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903