WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/05 13:57 2 pgs
Fees:13.00 Taxes:74.00
20051026-0129431

LARRY D. CF NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN CROUCH d/b/a J & B COMPANY	SAME	MAP 94-14 PAR 18
(NAME)	(NAME)	
216 RUCKER AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ALLSTATE HOLDING GROUP, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CROUCH D/B/A J & B COMPANY,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being the northerly 100 feet of Lot Nos. 22 and 23 on the Map of M. W. Omohundro's subdivision of Lot No. 17 and parts of Lot Nos. 9 and 10 of the W. B. Lewis property, as of record in Book 332, page 170, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 22 and 23 front together 100 feet on the southerly side of Heathcote Avenue and run back between parallel lines 100 feet to a dead line in the rear measuring 100 feet. Said Lot No. 22 running back with the westerly margin of an alley.

Being the same property conveyed to Allstate Holding Group, LLC, a Nevada limited liability company, by deed of record in Instrument No. 20050727-0087795, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 819 AND 821 HEATHCOTE AVENUE ALSO KNOWN AS 817 HEATHCOTE AVENUE, NASHVILLE, TN 37210

(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 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 my hand(s) this 25th day of October, 2005.

ALLSTATE HOLDING GROUP, LLC

BY: GLEN CRUZEN, as MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, GLEN CRUZEN, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Member respectively of the ALLSTATE HOLDING GROUP, LLC the within named bargainor, and limited liability company, and that he as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said GLEN CRUZEN as such Managing Member.

WITNESS my hand and official seal this 10/25/05

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008