THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** RETURN TO: Buyers Title & Escrow, LLC 5210 Maryland Way, Suite 201 Brentwood, TN 37027 615-370-5154	The actual consideration or value, whichever is greater, for this transfer is: $92,800.00. Affiant Subscribed and sworn to before me this 17th day of January, 2006. Notary Public My Commission Expires: 5/26/09

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Allen, Kenneth Allen 3020 Hillhurst Drive Nashville, TN 37207	New owner	Map No.060.07-0 Parcel No. 015.00

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, **Elizabeth Ann Weakley, formerly Elizabeth Ann Nalls unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Allen and Kenneth Allen, wife and husband, as joint tenants** ("Grantee"), their 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 3020 Hillhurst Drive, Nashville, TN 37207

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 17th day of January, 2006.

Elizabeth Ann Weakley
By Randy Glenn Weakley, as her Attorney in Fact as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Randy Glenn Weakley, 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 on behalf of Elizabeth Ann Weakley, as her Attorney-In-Fact, and as the free act and deed of the within named Elizabeth Ann Weakley.

Witness my hand and official seal, at office in Nashville, Tennessee, this 17th day of January 2006.

Notary Public

My Commission Expires:_____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 01/18/06 14:01 2 pgs
Fees:13.00 Taxes:343.36
20060118-0006777

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section One Hillhurst Acres, as of record in Plat Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Vernon C. Nalls and wife, Elizabeth Ann Nalls by Deed from Aldred L. Kinkade and wife, Alma Louise Kinkade of record in Book 3704, page 403, Register's Office for Davidson County, Tennessee. Also being the same property awarded to Elizabeth Ann Nalls by final decree of Divorce Docket #93D-3890, of record in Book 9949, page 21, said Register's Office. Also being the same property Elizabeth Ann Weakley (formerly Elizabeth Ann Nalls) conveyed a one-half undivided interest to Scott D. Weakley, by Quitclaim Deed of record in Book 10418, page 160. Scott D. Weakley having since conveyed his one half undivided interest to Elizabeth Ann Weakley by Quitclaim Deed of Record as Instrument No. 20000920-0093560.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee.