WARRANTY DEED

G-VRES-05-2722

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(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	~~Florence Alderson~~	
2722 Eastland Avenue	(NAME) New Owner	84-5-37
(ADDRESS) Nashville, TN 37206	(ADDRESS) 615 Woodland St. Nashville, TN 37206	
(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 FLORENCE ALDERSON AND JERRY D. ALDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEN ANDERSON ALLEN, AN UNMARRIED MAN, 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:

BEING LOT NO. 10, ON THE PLAN OF TIFFANY TERRACE, AS OF RECORD IN BOOK 2854, PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE EAST MARGIN OF EASTLAND AVENUE, THE COMMON FRONT CORNERS OF LOTS NOS. 9 AND 10 ON SAID PLAN; THENCE WITH SAID MARGIN OF SAID AVENUE, NORTHWARDLY 103.0 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE WITH A RADIUS OF 25.0 FEET; THENCE AROUND SAID CURVE NORTHEASTWARDLY 39.7 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF TIFFANY DRIVE; THENCE WITH SAID MARGIN OF SAID DRIVE EASTWARDLY 101.6 FEET TO A POINT, THE COMMON FRONT CORNERS OF LOTS NOS. 10 AND 11 ON SAID PLAN; THENCE WITH THE LINE BETWEEN LOTS NOS. 10 AND 11, SOUTHWARDLY 126.5 FEET TO A CONCRETE MONUMENT AT THE COMMON CORNERS OF LOTS NOS. 9, 10 AND 11; THENCE WITH THE LINE BETWEEN LOTS NOS. 9 AND 10, WESTWARDLY 125.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FLORENCE ALDERSON AND JERRY D. ALDERSON BY WARRANTY DEED FROM ZEKE M. CLEMENTS ET UX, HELEN E. CLEMENTS, RECORDED ON THE 14TH DAY OF MAY, 1973 IN DEED BOOK 4706, PAGE 670, 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 record in Book 2854, page 59, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/19/06 15:16 2 pgs
Fees:13.00 Taxes:370.00

20060119-0007471

unimproved ( )
This is improved (X) property, known as 2722 Eastland Avenue, Nashville, Tennessee 37206
(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 3rd day of January, 2006.

Florence Alderson
Florence Alderson

Jerry D. Alderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Florence Alderson and 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 3rd day of January, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903