Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1015
1 of 2

Davidson County DEEDWARR
Recvd: 01/23/06 13:56 2 pgs
Fees:13.00 Taxes:4255.00
20060123-0008507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Richard A. Halstead, married, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Eric Alldredge and Sarah Alldredge, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the easterly 75 feet of Lot No. 11 and the westerly 15 feet of Lot No. 12 of Block "C" on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County.

Said parts of Lots No. 11 and 12 front together 90 feet on the northerly side of Whitland Avenue, formerly Bowling Avenue, and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Richard A. Halstead by deed dated July 20, 1999 from all the heirs-at-law of Ethel Lorane Connor of record in Book 11583, page 448, Register's Office for Davidson County, Tennessee. Alice L. Halstead joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3734 Whitland Avenue, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of January, 2006

Richard A. Halstead

Alice L. Halstead

State of Tennessee)
County of Davidson)

On this 12th day of January, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard A. Halstead and Alice L. Alldredge, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,150,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of January, 2006.

Notary Public

My Commission Expires: 7-30-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Eric Alldredge	Pinnacle National Bank	104-9-182
3734 Whitland Avenue	211 Commerce Street, Ste. 300	
Nashville, TN 37205	Nashville, TN 37201	