Davidson County DEEDWARR
Recvd: 02/17/06 11:16 2 pg
Fees:13.00 Taxes:314.13

20060217-0019410

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

WARRANTY DEED

DOUGLAS J. BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/3/2009

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila L. Allison **2707 Deerfield Drive** **Nashville, TN 37208**	New Owner	**081-06-067**

FOR AND IN 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, WE,

Northfork Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheila L. Allison, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 53, on the Map of Cumberland Gardens Subdivision, as shown on plat of record in Plat Book 2900, pages 3 and 4, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 53 fronts 55 feet on the southerly side of Deerfield Drive and extends back 130.4 feet on the east line and 134.3 feet on the west line to a dead line in the rear, measuring 55.25 feet thereon.

Being the same property conveyed to Northfork Properties, Inc., by Warranty Deed from Bernard Savage, unmarried, dated June 20, 2005 and recorded June 21, 2005 in Instrument No. 20050621-0071266, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 2909, page 135; and all matters shown on plat of record in Book 2900, pages 3 and 4, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **2707 Deerfield Drive, Nashville, TN 37208**
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 our hands this 3rd day of February, 2006.

William H McClenahan Chm.
Northfork Properties, Inc.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor(s) 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 at _____, Tennessee, this 31th day of January, 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William H. McClanahan with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chairman respectively of Northfork Properties the within named bargainor, and corporation, and that he as such Chairman being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William H. McClanahan as such Chairman.

Witness my hand and official seal at office at Franklin, Tennessee on this the 3rd day of February, 2006.

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Sandi McCloud
Commission Expires
May 24, 2008
STATE OF TENNESSEE

Commission Expires: _____ Sandi McCloud
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____ _____
Notary Public

Return To:
Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067