JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-VRE-06-1830

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF February, 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	Jerry D. Alderson	
1830 Willow Springs Drive	(NAME) 110 Sterling Road	73-9-129
(ADDRESS) Nashville, TN 37206	(ADDRESS) Hendersonville, TN 37075	
(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 JERRY ALDERSON, RESERVING UNTO ROY L. ALDERSON AND WIFE, FLORENCE D. ALDERSON A LIFE ESTATE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEN ANDERSON ALLEN, UNMARRIED, 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. 358 ON THE PLAN OF SECTION THREE, BURCHWOOD GARDENS, OF RECORD IN BOOK 2900, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 358 FRONTS 79 FEET ON THE SOUTHWESTERLY SIDE OF WILLOWSPRINGS DRIVE AND EXTENDS BACK 144.2 FEET ON THE NORTHWESTERLY LINE AND 141.4 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 70.05 FEET.

BEING THE SAME PROPERTY CONVEYED TO JERRY D. ALDERSON BY QUITCLAIM DEED FROM ROY L. ALDERSON AND WIFE, FLORENCE D. ALDERSON, WITH LIFE ESTATE RESERVED IN ROY L. ALDERSON AND WIFE, FLORENCE D. ALDERSON, RECORDED JANUARY 22, 1997 IN BOOK 10326, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ROY L. ALDERSON HAVING SINCE DIED.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1830 Willow Springs Drive, 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 16th day of February, 2006.

Jerry Alderson

Florence D. Alderson

Davidson County DEEDWARR
Recvd: 02/22/06 10:44 2 pgs
Fees:13.00 Taxes:351.50

20060222-0020589

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry 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 16th day of February, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Florence 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 16th day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903