WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ben A. Allen	NEW OWNER	Map 072
745 Benton Ave.		Group 08
Nashville, TN 37204		Parcel 187

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

Robert K. Carver and wife, Carol Ann Carver

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ben A. Allen

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:

Land in Davidson County, Tennessee, being Lot No. 241 on the Map of Dalewood, Section 4, of record in Book 1835, Page 21, Register's Office for said County.

Beginning at a point in the northeasterly margin of Fernwood Drive, the common corners of lots 240 and 241; thence with the line between said lots northeasterly 170 feet to a point; thence southeasterly 80.0 feet to a point in the northwesterly margin of Ravenwood Drive; thence with the margin of said Drive, southwesterly 145 feet to a concrete monument at the beginning of a curve; thence around said curve, northwesterly 39.3 feet to a concrete monument in the northeasterly margin of Fernwood Drive; thence with the margin of said Drive, northwesterly 55.8 feet to the beginning.

BEING the same property conveyed to Robert K. Carver and wife, Carol Ann Carver by deed from John M. Osborne and wife, Ellen M. Osborne, of record in Book 9342, Page 649, dated May 10, 1994, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1855, Page 233 and Book 1786, Page 80, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 21, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2309 Fernwood Drive, Nashville, TN 37216

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 10th day of March, 2006.

Robert K. Carver

Carol Ann Carver

FILE BOX 45

Davidson County DEEDWARR
Recvd: 03/14/06 13:41 2 pgs
Fees:13.00 Taxes:294.89

20060314-0029299

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert K. Carver and Carol Ann Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 2006.

My Commission Expires: 11/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN