WARRANTY DEED

File Number: 60099

Davidson County DEEDWARR
Recvd: 08/16/06 13:42 2 pgs
Fees:13.00 Taxes:592.00

20060816-0101000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-25-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cyrus L. Page	Suntrust Mortgage, Inc.	69-7-27.00
(NAME)	(NAME)	
2031 Clintondale Drive	201 4th Ave. N. 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Allen Construction Remodeling and Home Improvement Co., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cyrus L. Page, and wife Caroline D. Page, 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. 10 on the Plan of Clintondale Subdivision, as of record in Book 2330, page 120, Register Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Clintondale Drive, the common corner of Lots 9 and 10; thence northwardly with the line between said lots, 169.7 feet to a point in the southerly line of a cemetery; thence with the southerly line of same, westwardly 35 feet to a point; thence with the southerly line of same, westwardly 35 feet to a point; thence northwestwardly with the westerly line of said cemetery, 143.7 feet to a point; thence eastwardly with the northerly line of said cemetery, 70 feet to a point in the westerly line of Lot No. 9, thence with the same, northwardly 88.8 feet to a point; thence southwestwardly140 feet to a point, the common corner of Lots 10 and 11; thence southwardly with the line between said lots, 338.4 feet to a point in the northerly margin of Clintondale Driver; thence with the margin of the same, eastwardly 99 feet to the point of beginning.

Being the same property conveyed to Allen Construction Remodeling and Home Improvement Co., a Tennessee Corporation by deed from May Alice Ridley, dated April 7, 2006, of record in Instrument #20060419-0044864, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2031 Clintondale Drive, Nashville, TN 37218

(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 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 my hand this 31st day of July, 2006.

Allen Construction Remodeling and Home Improvement Co., a Tennessee Corporation

By: _____
Corey Allen, President

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Corey Allen, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the President of the Allen Construction Remodeling and Home Improvement Co., a Tennessee Corporation, the within named bargainor, and corporation, and that he/she as such President , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Corey Allen as such President.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2006.

Commission expires:
11-25-09

SANDRA GOLDEN WOODS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public