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Davidson County DEEDWARR
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Fees:18.00 Taxes:1931.92

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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $522,140.00. **Affiant** Subscribed and sworn to before me, this 1 day of Sept., 2006. Notary Public My Commission Expires: My Commission Expires JAN. 27, 2007

JEFFREY D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Christine Allen 5543 Edmonson Pike Suite 22 Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 116-11-0-105.00 Field Book BM 01105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY AND WIFE, DIANA BAIN MOBLEY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHRISTINE ALLEN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 96 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, as shown on the Plan of the Resubdivision of part of Royal Oaks Subdivision of record in Book 974, pages 4 and 5, said Register's Office.

According to the latter plan said part of said lot is shown as the northerly part of Lot No. 96, and fronts 133.5 feet on the easterly side of Lynwood Boulevard, as measured around a curve, and runs back between lines, 320 feet more or less on the south line and 360 feet on the northerly line, along the south margin of Abbott Avenue, or Abbott-Martin Road, as measured around a curve to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Jeffrey Mobley and wife, Diana Bain Mobley by deed from Darrell K. Bengson and wife, Linda K. Bengson of record in Book 11673, page 265, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, pages 102 and 103, Register's Office for said County.

3. Easement for sanitary sewer of record in Book 5854, page 980, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 400 Lynnwood Blvd., 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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1 day of Sept, 2006.

Jeffrey Mobley

Diana Bain Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of Sept, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANA BAIN MOBLEY** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of Sept., 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007