WARRANTY DEED

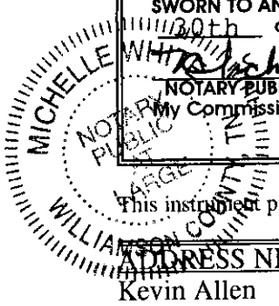
The actual consideration or value for this transfer is $ 130,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

SWORN TO AND SUBSCRIBED before me this 30th day of August, 2006.

NOTARY PUBLIC
My Commission Expires: 3-14-2010



Davidson County DEEDWARR
Recvd: 09/05/06 15:07 2 pgs
Fees:13.00 Taxes:481.00

20060905-0109508

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06050007

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Kevin Allen 4308 Saundersville Rd Old Hickory, TN 37138	New Owner	64-8 / 66.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Kevin Allen, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **DAVID G. ROY**, and wife, **BRENDA J. ROY**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

Kevin Allen, and wife, KAREN REYES the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 503 on the Plan of Sherwood Forest, Section 6, as of record in Plat Book 4955, page 115, Registers' Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David G. Roy and wife, Brenda J. Roy by Warranty Deed dated February 26, 1993 from John D. Minton and wife, Joyce L. Minton of record in Book 8878, page 39, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. We do 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. 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, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEE.
Subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants in possession thereunder.
Subject to Driveway Easements of record in Book 5545 page 44 said Register's Office.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5205, page 735, as re-recorded in Book 5206, page 578, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4308 A & B Saundersville Road, Old Hickory, TN. 37138.

Witness our hands this 25th day of August, 2006.

David G. Roy

David G. Roy

Brenda J. Roy

Brenda J. Roy

STATE OF North Carolina }

COUNTY OF Beaufort }

Personally appeared before me, Latanya S. Waters, a Notary Public in and for said County and State, the within named David G. Roy and Brenda J. Roy 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 Washington NC, this 25th day of August, 2006.

Latanya S. Waters
NOTARY PUBLIC for Pitt County

My Commission Expires: 3-9-2008

LATANYA S WATERS NOTARY PUBLIC PITT COUNTY, NC

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WARRANTY DEED

From: David G. Roy
and wife,
Brenda J. Roy

To: Kevin Allen
and wife,
Karen Reyes

Property:

4308 A & B Saundersville Road
Old Hickory, TN. 37138

This Instrument was Prepared by:

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