RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of October, 2006 by and between **E. Travis Wood and wife, Debbi P. Wood**, hereinafter referred to as GRANTOR, and **Nancy K. Allen, unmarried**, hereinafter referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot Number 87 on the Plan of Cluster Lot Development, Christiansted Valley, Phase One, Revision One of record in Instrument No. 200002150015149 and Instrument No. 200002150015150, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the Plan of Cluster Lot Development, Christiansted Valley, Phase One, Revision One of record in Instrument No. 200002150015149 and Instrument No. 200002150015150, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Instrument No. 199912210305559 and Instrument No. 200007280074515, Register's Office for Davidson County, Tennessee.

3) Homeowners Association Charter of record in Instrument No. 199912210305561, Register's Office for Davidson County, Tennessee.

4) Quitclaim Deed of Open Space of record in Instrument No. 200505160054926, Register's Office for Davidson County, Tennessee.

5) Stormwater Detention of record in Book 11628, page 8, Register's Office for Davidson County, Tennessee.

6) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. Travis Wood and wife, Debbi P. Wood by Warranty Deed from Fallon Homes, LLC, dated April 23, 2001, recorded April 24, 2001, of record in Instrument No. 20010424-0040445, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **6648 Christiansted Lane, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

E Travis Wood
E. Travis Wood
by: Debbi P. Wood ATTORNEY IN FACT

Debbi P. Wood
Debbi P. Wood

Davidson County DEEDWARR
Recvd: 10/26/06 11:38 2 pgs
Fees:13.00 Taxes:1165.50

20061026-0132883

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Debbi P. Wood, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of October, 2006.

Notary Public

My Commission Expires: [illegible]

CARRIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of October, 2006 before me personally appeared Debbi P. Wood, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of E. Travis Wood, and acknowledged that he/she executed the same as the free act and deed of said E. Travis Wood.

Witness my hand, at office, this 16th day of October, 2006.

Notary Public

My Commission Expires: SEPTEMBER 22, 2009

CARRIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Name and Address of Property Owner:
Nancy Kay Allen
6648 Christiansted Lane, Nashville, Tennessee 37211

Send Tax Statements to:

Nancy K. Allen

6648 Christiansted Lane, Nashville, TN 37211

Map & Parcel 172.10-OB-087.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $315,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of October, 2006.

Notary Public

My Commission Expires: 03.22.2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

[redacted]
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-570