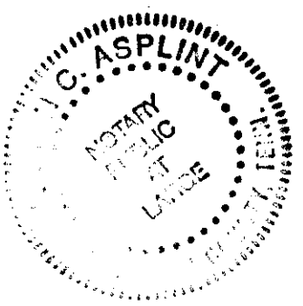
Mail: Benson Title
3015 Rivermeter Park Dr #100
Nashville TN 37211

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006110058



STATE ~~OF TENNESSEE~~
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $128,000.00

Sworn to and subscribed before me this 1st day of December, 2006.

Affiant

Notary Public 7.21.07

Davidson County DEEDWARR
Recvd: 12/27/06 13:44 3 pgs
Fees:18.00 Taxes:473.60
20061227-0159391

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Erin K. Allen 2402 Himes Drive Nashville, TN 37206	Ownit Mortgage 1177 Great Oaks Way Alpharetta, GA 30022	083-4 142.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lolita L. Elrod, Larry Eugene Gregory**, and **Samuel Lyle Gregory**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Erin K. Allen**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot 92, ROSEBANK PARK, as shown on plat of record in Plat Book 1835, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Homer E. Gregory et ux Evell W. Gregory by Warranty Deed from Dorothy D. Nickens and husband, Sherman E. Nickens, recorded on the 2nd day of March, 1971 in Deed Book 4483, Page 287, in the Register's Office of Davidson County, Tennessee. The said Homer E. Gregory having since died, leaving Evell W. Gregory as surviving tenant by the entirety. The said Evell W. Gregory having since died leaving the Grantors herein as the only children born to or adopted by Evell W. Gregory pursuant to the

Affidavit of Heirship of record in Instrument No. 20061130-0147752, Registers office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes and taxes for subsequent years; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property known as **2402 Himes Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of December, 2006

Lolita L. Elrod

Larry Eugene Gregory by Lolita L. Elrod, Attorney-in-Fact

Samuel Lyle Gregory by Lolita L. Elrod, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 1st day of December 2006, before me personally appeared Lolita L. Elrod, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Larry Eugene Gregory, and acknowledged that such person executed the same as the free act and deed of Larry Eugene Gregory.

Witness my hand, at office, this 1st day of December 2006.

JEFF FARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires December 8, 2009

My Commission Expires:

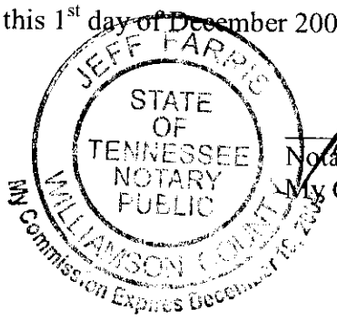
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 1st day of December 2006, before me personally appeared Lolita L. Elrod, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Samuel Lyle Gregory, and acknowledged that such person executed the same as the free act and deed of Samuel Lyle Gregory.

Witness my hand, at office, this 1st day of December 2006.



Notary Public
My Commission Expires:

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Lolita L. Elrod, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2006.

Notary Public
My Commission Expires:

