WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/07 08:03 2 pgs
Fees:13.00 Taxes:194.25
20070112-0004966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 52,500.00

Allegra Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of December, 2006

Janel L McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

(AFFIX SEAL)

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allegra Montgomery	New Owner	MAP 32 PARCEL 186
(NAME)	(NAME)	
137 Ellington Place		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Sean Page and wife, Kimberly Page,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allegra Montgomery and husband, Shelton A. Walker as joints tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEE(S), 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. 3 on the Final Plat of Dolly Keene Property of record in Instrument 200112110136450, revised in Instrument 200406110069477, and further revised in Instrument 200610260132724, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sean Page and wife Kimberly Page by deed from Dolly Mai Williams, unmarried of record in Instrument No. 200610100125649, said Register's Office and re-recorded in Instrument No. 20070112-0004965 **, Register's Office for Davidson County, Tennessee.**

Grantee, by accepting this conveyance, covenants and agrees on behalf of himself, his successors and assigns, that the following constitutes a real covenant which attaches to and runs with the land hereby conveyed and will be binding upon anyone who may thereafter come into ownership thereof or be authorized to use such land whether by purchase, devise, descent or succession; that these covenants and restrictions may be enforced by Grantor, his successors and assigns and that any failure to enforce any covenant shall not be construed to be a waiver of such covenant or any other covenant:

The lot conveyed by this instrument shall be used only for residential purposes, and no building shall be erected, altered, placed or permitted to remain on the lot other than a detached single family home which shall have brick exterior construction on all four sides, including the garage, and also brick construction all exposed basement walls, except for trim and architectural accent features and which single family home shall be constructed with an attached side entry garage.

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.

This is unimproved property known as: 1665 Hunters Lane, Nashville, TN 37207

Witness my/our hand(s) this 29th day of December, 2006.

Sean Page, Seller

Kimberly Page, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sean Page and Kimberly Page, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **29th day of December, 2006.**

Notary Public

My Commission Expires: My Commission Expires March 22, 2009

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203