STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2007.

Notary Public
MY COMMISSION EXPIRES: 7/24/10
File No. G7-2571D

Davidson County DEEDWARR
Recvd: 02/05/07 10:43 2 pgs
Fees:13.00 Taxes:462.50
20070205-0014676

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
J. Harrill Mickelson, unmarried, and Jane French, unmarried (NAME)	Same as new owner (NAME)	52-1-190
244 Robinwood Avenue (STREET ADDRESS	(STREET 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 HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Armand E. Allaire and Teresa A. Starr Allaire, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. Harrill Mickelson, unmarried, and Jane French, unmarried, as tenants in common with rights of survivorship** HEREI NAFTER CALLED THE GRANTEES, 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. 2 of Block "F" on the plan of REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, as shown by plat of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 2 fronts 50 feet on the south side of Robinwood Avenue and runs back between parallel lines, 237 feet to a dead line.

BEING the same property conveyed to Armand E. Allaire and Teresa A. Starr Allaire, husband and wife, from Nora E. Alexander, a widow, unmarried, by Deed dated May 15, 2000, as Instrument No. 200005170049548, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XXX) property, known as 244 Robinwood Avenue, Madison, TN 37115.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of January, 2007.

Armand E. Allaire — January 29, 2007 Date

Teresa A. Starr Allaire — January 29, 2007 Date

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 Armand E. Allaire and Teresa A. Starr Allaire, 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, this 29th day of January, 2007.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named , for Armand E. Allaire, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 2007.

My Commission Expires:_____

Notary Public

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Record & Return To:
Bosch Title, LLC
1800 Galleria Blvd., Suite 1390
Franklin, Tennessee 37067