WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

Davidson County DEEDWARR
Recvd: 04/05/07 09:41 2 pgs
Fees:13.00 Taxes:869.50
20070405-0040770

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $235,000.00
Carolyn King
Affiant
Subscribed and sworn to before me
This 2nd day of April, 2007
Notary exp: 4-2-10

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of new owners:
Brian F. S. Allen
505 Ashlawn Ct
Nashville, TN 37215

Send tax bills to:
721 Chatanugay Rd.
Knoxville, TN 37923

Map & Parcel:
131-06-G-505

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Mary Frank King, unmarried** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian F. S. Allen, unmarried, and Dale C. Allen, married, as joint tenants with right of survivorship,** hereinafter called the Grantee, 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 Unit 505, of Burton Hills, Village of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7076 page 696 and amended in Book 7308 page 859, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Burton Hills Village of Ashlawn Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 7076, page 696 and amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, are incorporated in this deed reference and made a part hereof the same as though copied herein.

Being the same property conveyed to MARY FRANK KING, UNMARRIED, by deed from THERESA WEBER, UNMARRIED, of record in Instrument No. 20061206-0151016, dated November 30, 2006 in said Register's office.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Restrictive Covenants contained in Instrument of record in Book 6326, Page 588, said Register's Office.

x The property is improved with an address of: **505 Ashlawn Ct Nashville, TN 372152**

OR The property is unimproved.

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, his 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 2 day of April, 2007.

Mary Frank King

Mary Frank King

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 Mary Frank King, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 2 day of April, 2007

Tabatha Edwards
Notary Public

Commission expires: 4/2/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007