# WARRANTY DEED

G-VRE-07-2507

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Deegan | Robert Deegan | |
| 2905 23rd Ave S | (NAME) 2905 23rd Ave S | |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Nashville, TN 37215 | 104-15-70.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH E. MCDERMOTT ALLEN AND WIFE, PATRICIA F. ALLEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT DEEGAN AND WIFE, TRISHA DEEGAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 54 AND THE EASTERLY 10 FEET OF LOT NO. 53 ON THE PLAN OF SUNSET PARK, AS OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 54 AND THE EASTERLY 10 FEET OF LOT NO. 53 FRONTS 110 FEET ON THE SOUTHERLY MARGIN OF ASHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160.5 FEET TO A DEAD LINE IN THE REAR MEASURING 110 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH E. MCDERMOTT ALLEN AND WIFE, PATRICIA F. ALLEN, FORMERLY KNOWN AS PATRICIA F. CASEY BY QUITCLAIM DEED FROM PATRICIA F. CASEY, UNMARRIED, RECORDED ON THE 20TH DAY OF JULY, 1998 IN BOOK 11027, PAGE 640, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 2507 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 11/05/07 10:02 2 pgs
Fees:13.00 Taxes:2109.00

20071105-0130000

Witness my/our hand(s) this 31st day of October, 2007.

Joseph E. McDermott Allen

Patricia F. Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph E. McDermott Allen and Patricia F. Allen, the within named bargainor, 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 the 31st day of October, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903