SIDWELL & BARRETT, P.C.

121 1st Avenue South, Suite 200 Franklin TN 37064 **WARRANTY DEED** B-KW-07-615	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00 Affiant Subscribed and sworn to before me, this 9th DAY OF November, 2007. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 1-20-09

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
Augusta Marie Arnold	New Owner (NAME)	
615 Allison Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	149-8-78

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 11/13/07 09:19 2 pgs
Fees:13.00 Taxes:303.03

20071113-0132719

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we 615 ALISON COURT LAND TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AUGUSTA MARIE ARNOLD, UNMARRIED, 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 30B, EDGE-O-LAKE, SECTION 21, ZONE LOT DIVISION LOT NOS. 10-16 AND 18-43, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 577, AMENDED IN PLAT BOOK 6250, PAGE 111, REVISED IN PLAT BOOK 6900, PAGE 256 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 615 ALLISON COURT LAND TRUST OF WHICH A.L. MALONEY IS TRUSTEE BY QUITCLAIM DEED FROM HAROLD R. LEACH, RECORDED ON THE 19TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070319-0033142, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGE 577; BOOK 6250, PAGE 111; BOOK 6900, PAGE 256; BOOK 6237, PAGE 243; BOOK 7351, PAGE 609; BOOK 6140, PAGE 420; BOOK 6255, PAGE 927; BOOK 6255, PAGE 942, REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS PROPERTY IS ALSO KNOWN AS 615 ALLISON COURT PER THE REVISED ZONE LOT SUBDIVISION EDGE-O-LAKE , SECTION 21 AS RECORDED IN BOOK 6900, PAGE 256. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 615 Allison Court, Nashville, Tennessee 37217
(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.

Witness my/our hand(s) this 9th day of November, 2007.

615 Allison Court Land Trust

BY: _____
A.L. Maloney, Trustee

STATE OF Georgia
COUNTY OF Fulton

On this the 9th day of November, 2007, before me personally appeared A.L. MALONEY, Trustee of the 615 Allison Court Land Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th day of November, 2007.

_____
Notary Public

KEVIN S. MARKS NOTARY PUBLIC FULTON COUNTY, GA EXP. AUG. 22, 2008

My Commission Expires: 8/22/08

RETURN TO:
~~Rudy Title and Escrow~~
~~2012 21st Ave South~~
~~Nashville, TN 37~~212
~~Phone: (615)383-2903~~

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Franklin TN 37064