PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of February, 2008, by and between CURTIS G. DOSS AND LENA M. DOSS, TRUSTEES OF THE CURTIS G. AND LENA M. DOSS FAMILY TRUST U/T/A DATED 8-26-04, hereinafter called Grantor, and AARON ALLEN and KIMBERLY ALLEN, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CURTIS G. DOSS AND LENA M. DOSS, TRUSTEES OF THE CURTIS G. AND LENA M. DOSS FAMILY TRUST U/T/A DATED 8-26-04, as Grantor, does hereby bargain, sell, transfer and convey unto AARON ALLEN and KIMBERLY ALLEN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 228 GARNER AVENUE, NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLERS:

THE CURTIS G. AND LENA M. DOSS FAMILY TRUST U/T/A DATED 8-26-04

BY: Curtis G. Doss, Trustee
CURTIS G. DOSS, TRUSTEE
Signature of Seller

Lena M. Doss Trustee
LENA M. DOSS, TRUSTEE
Signature of Seller

Davidson County DEEDWARR
Recvd: 03/04/08 09:03 3 pgs
Fees:18.00 Taxes:259.00

20080304-0021345

CORPORATE
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CURTIS G. DOSS, TRUSTEE AND LENA M. DOSS, TRUSTEE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged THEMSELVES to be TRUSTEES of **THE CURTIS G. AND LENA M. DOSS FAMILY TRUST U/T/A DATED 8-26-04**, the within named bargainor, and that THEY as such TRUSTEES, executed the foregoing instrument for the purpose therein contained, by signing the name of the family trust by themselves as TRUSTEES.

Witness my hand, at office, in MADISON, TENNESSEE, this 28, day of **February, 2008.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

AARON ALLEN and KIMBERLY ALLEN

1114 KENDALL FARMS DRIVE
HENDERSONVILLE, TN 37075

Property Address:

228 GARNER AVENUE, NASHVILLE, TENNESSEE

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 43.05, PARCEL 182.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$70000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28 day of **February, 2008.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 08-8108

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 OF BLOCK "B" ON THE MAP OF OVERLOOK ESTATES OF RECORD IN BOOK 843, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to CURTIS G. DOSS AND LENA M. DOSS, TRUSTEES OF THE CURTIS G. AND LENA M. DOSS FAMILY TRUST U/T/A DATED 8-26-04, by Quitclaim Deed from CURTIS DOSS AND WIFE, LENA DOSS, of record in INSTRUMENT NO. 20040830-0104547, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 43.05, PARCEL 182.00).

2. All matters as set forth on the Map of Overlook Estates of record in Plat Book 843, page 105, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sanitary Sewer Storm Drainage Easement of record in Book 4817, page 125, Register's Office for DAVIDSON County, Tennessee.