THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1637

Davidson County DEEDWARR
Recvd: 05/01/08 13:19 3 pgs
Fees:18.00 Taxes:468.42
20080501-0044549

Property Address: 1205 North 5th Street, Nashville, TN 37207

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kathleen Casey, unmarried** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Lauran N. Allen, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 91 and the southerly one-half of Lot No. 92 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 and part of Lot No. 92 front together 45 feet on the easterly side of North Fifth Street and run back between parallel lines 165 feet to an alley.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat book 421, Page 12, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Hollace McKinley and wife, Myrna McKinley, dated November 3, 2006, and recorded November 6, 2006 in Instrument No. 20061106-0137665, in the Register of Deeds for the City of Nashville, County of Davidson.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $123,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 30th day of April, 2008.

Kathleen Casey by Tim Casey ATTORNEY IN FACT {Seal}
Kathleen Casey by Tim Casey, Attorney in Fact

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this 30th day of April, 2008 before me, personally appeared Tim Casey, personally known to me or proved to me on the basis of satisfactory evidence, known to be the person who executed the foregoing instrument on behalf Kathleen Casey as per the Specific Power of Attorney of record in Instrument No. 20080501-0044548 Register's Office for Davidson County, Tennessee and who acknowledged that he executed the same as his free act and deed on behalf of Kathleen Casey.

DAVID ROETGER TENN. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 9/9/09

Grantee's Name, Address, Phone:
Lauran Allen
1205 North 5th Street
Nashville, TN 37207

Map and Parcel No.: 071-16-0-190.00

SEND TAX STATEMENTS TO:

COUNTRYWIDE BANK, FSB
801 CRESCENT CENTRE DRIVE, STE. 510
FRANKLIN, TN 37067

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 126,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Elaine Phelps

Subscribed and sworn to before me this 30th day of April, 2008.

Notary Public
My Commission expires: 9-18-2011

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

