Davidson County DEEDWARR
Recvd: 05/02/08 08:28 2 pgs
Fees:13.00 Taxes:536.13
20080502-0044826

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ronald K. Allen
3315 Glencliff Road
Nashville, TN 37211

MORTGAGEE
Countrywide Bank, FSB
801 Crescent Centre Drive, Ste 510
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 133-03-0
PARCEL 180.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James D. Huggins, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald K. Allen, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 205 on the plan of Glencoe Acres, Section II, as of record in Plat Book 1835, Page's 136, 137 & 138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Huggins, married by deed from Daryl Spicer, married dated October 28, 2007 and of record in Instrument No. 200711020129624, Register's Office, Davidson County Tennessee.

This is investment property and is not subject to marital rights.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, notes and conditions as shown on the plan of record in Plat Book 1835, Page's 136, 137, & 138, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3315 Glencliff Road Nashville, TN 37211.**

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, their 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, 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 our hands this 30th day of April, 2008.

James D. Huggins

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Huggins, a married man, the bargainor(s) 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 30th day of April, 2008.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $144,900.00.

AFFIANT

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

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12