THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27612-04-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Nicholas Greco Affiant Subscribed and sworn to before me this 6th day of May, 2008. Notary Public My Commission Expires:

LAURA B. SAWYER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Address New Owner: Katie Turner 908 Radford Drive Nashville, TN 37217	**Send Tax Bills To:** Katie Turner P.O. Box 660694 Dallas, TX 75266-0694	**Tax Information:** Map and Parcel No.: 107090070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **S. Nicole Dawson, now Allen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katie Turner, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 908 Radford Drive, Nashville, TN 37217

Chad Allen joins in this conveyance to convey any and all marital interest he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of May, 2008.

S. Nicole Dawson Allen

Chad Allen

Davidson County DEEDWARR
Recvd: 05/08/08 08:22 2 pgs
Fees:13.00 Taxes:425.50
20080508-0047417

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **S. Nicole Dawson Allen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Patricia Heights, Section I, as of record in Plat Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to S. Nicole Dawson, unmarried by deed dated June 26, 2003 from Norman G. Knight and wife, Linda K. Knight of record in Instrument No. 20030708-0093931, Register's Office for Davidson County, Tennessee. S. Nicole Dawson having since married and now know as S. Nicole Dawson Allen.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee.