FILE BOX 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/08 14:13 2 pg
Fees:13.00 Taxes:784.03
20080603-0056614

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-19-2008

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02653 RIVERFRONT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bryan A. Allgeier and Heather D. Allgeier	Franklin American Mortgage Co	126-16-A 391.00 CO
7138 Riverfront Drive	501 Corporate Center Drive Ste 400	
Nashville, TN 37221	Franklin TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARRIE A. SINGLETON, AND HUSBAND, CHRISTOPHER M. SINGLETON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRYAN A. ALLGEIER, AND WIFE, HEATHER D. ALLGEIER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7138 Riverfront Drive, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 30th day of May, 2008.

Carrie A. Singleton

Christopher M. Singleton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CARRIE A. SINGLETON AND CHRISTOPHER M. SINGLETON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 2008.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 442, RIVERWALK, PHASE 3A, as shown on plat of record in Instrument No. 20041020-0126317, 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 Carrie A. Singleton and Christopher M. Singleton, Husband and Wife by Warranty Deed from Corinthian Custom Homes, Inc. a Tennessee Corporation, recorded on the 27th day of March, 2006 in Instrument No. 20060327-0034699, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in The Plan, with Owner's Certificate, of record in Doc. No. 20041020-0126317, said Register's Office, to which plan reference is hereby made for a more complete description; Landscape Agreement of record in Doc. No. 20010919-0101280, said Register's Office for said County; Stormwater Detention Agreement of record in Doc. No. 20040826-0103240, said Register's Office; Declaration of road and utility access easement of record in Doc. No. 20010706-0072536, said Register's Office; The Declaration of Covenants, Conditions, and Restrictions of record in Doc. No. 20011105-0121083, Doc No. 20020424-0050565, Doc. No. 20040430-0049313, Doc. No. 20040506-0051985, Doc No. 20061103-0136691, Doc. No. 20061214-0154502, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.