THIS INSTRUMENT PREPARED BY:
Equity Title & Trust, Inc.
2592 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/29/08 16:05 2 pg
Fees:12.00 Taxes:0.00
20080829-0089165

Frankie Fletcher, Register
Robertson County Tennessee
Rec #: 140808 Instrument 154929
Rec'd: 10.00 NBk: 43 Pg 658
State: 192.40
Clerk: 1.00 Recorded
EDP: 2.00 12/19/2005 at 8:30 am
Total: 205.40 in Record Book
1075 Pages 658-659

ADDRESS NEW OWNER:
Fletcher L. Allen
1709 Lischey Avenue
Nashville, Tennessee 37207

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map: 071-12-0
Parcel: 025.00

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, Raynie C. Trombley,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Fletcher L. Allen,** 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. 9 on the Plan of Joywood as of record in Book 974, page 45, Register's Office for said county.
>
> Said Lot No. 9 fronts 50 feet on the easterly side of Lischey Avenue and runs back between parallel lines, 150 feet to a dead line.
>
> TOGETHER with an easement over Lot 66 of Joywood, of record in Book 974, page 45, for underground pipe line and the right of ingress and egress to maintain said pipe line as set out in the deed of record in Book 3617, page 76.
>
> Being the same property conveyed to Ronnie C. Trombley and wife, Jo H. Trombley, by deed from Raymond L. Barrett, Clerk and Master of the Chancery Court at Nashville, dated June 20, 1975, and recorded in Book 4926, page 784, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1709 Lischey Avenue, Nashville, Tennessee 37207.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record and easements, covenants and conditions as shown on the Plan of record in Plat Book 974, page 45, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 15th day of December, 2005.

Raynie C. Trombley by Nell Dudley ATTY In Fact
RAYNIE C. TROMBLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within names **RAYNIE C. TROMBLEY,** the barginors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purpose therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 15th day of December, 2005.

NOTARY PUBLIC

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 2/12/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is **$52,000.00.**

Fletcher L. Allen
AFFIANT

Subscribed and sworn to before me
this 15th day of December, 2005.

NOTARY PUBLIC

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 2/12/2006