This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/05/08 13:58 2 pgs
Fees:13.00 Taxes:390.35
20081105-0110203

ADDRESS NEW OWNER:
Cynthia R. Batts
1517 Mohawk Trail
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 63-2
GROUP
PARCEL 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jim Allen, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cynthia R. Batts, married and Robert L. Jones, Jr., unmarried, tenants in common with right of survivorship**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Nawakwa Hills, Section Four, Powwow Addition, of record in Plat Book 974, page 26, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jim Allen, married by deed from Wells Fargo Bank National Association, as Trustee for Freemont Investment & Loan SABR 2005-FR1 by Saxon Mortgage Services Inc. as attorney in fact of record in Instrument no. 20080325-0029526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is not the usual place of residence for the Grantor, therefore no marital rights need be conveyed.

Jim Allen and Jimmy E. Allen, Jr. Are one and the same person.

This is **improved** property known as **1517 Mohawk Trail, Madison, Tennessee 37115.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he 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 herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 my hand this the **3rd** day of **November, 2008.**

Jimmy E Allen Jr by Rebecca T. Garland atty in fact

Jim Allen, by Rebecca T. Garland, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rebecca T. Garland**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for Jim Allen, and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Jim Allen as his free act and deed.

Jim Allen & Jimmy E Allen Jr are one & the same

WITNESS my hand and official seal this 3rd day of November, 2008.

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $105,500.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of November, 2008.

Karen C. Asplint
NOTARY PUBLIC

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/5/2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212