This Instrument Prepared By:
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BILL GARRETT, Davidson County
Trans:T20090043468 DEEDWARR
Recvd: 06/30/09 08:24 3 pgs
Fees:18.00 Taxes:194.25
20090630-0060487

NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
NHUNG T. LE 8162 Charlotte Pike Nashville, TN 37221	SAME	053-12-0-121.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged that we, **Mary Dickerson, Harold Givens, Glenda Emery and Barbara Ann Allen, being all the heirs at law and all the beneficiaries under Codicil No. 1 to the Last Will and Testament of Z. Baxter Allen**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Nhung T. Le, *a single woman***, hereinafter called the Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

32nd St., Old Hickory, Tennessee (Lot 18 Block 6 Dabbs and Elliott Sub)

Land in Davidson County, Tennessee, being Lot No. 18 in Block 6, as shown on the Dabbs and Elliott Subdivision at Dupontonia, near Old Hickory, Tennessee, of record in Book 547, page 97, Register's Office for said County, to which reference is here made for a more complete description of said lot.

Being the same property conveyed to Baxter Allen by Warranty Deed from Opal Wells Eller and husband, R.M. Eller, dated February 7, 1977 and being of record in Book 5112, page 797, Register's Office for Davidson County, Tennessee. Baxter Allen having died 11-27-08 leaving the above described property by Codicil No. 1 to his Last Will and Testament to the above named Grantors.

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(s), their heirs and assigns, forever;

AND WE DO COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1) Map & Parcel: 053-12-0-121.00
   a. The 2008 Davidson County property taxes were paid in full in the amount of $846.79 Dollars on October 3, 2008.
   b. There are currently no City property taxes that apply to this property.
   c. County property taxes for 2009 are a lien but are not yet due and payable.

NOTE: *The 2009 Davidson County property taxes will be prorated as of the date of this transfer. When said taxes become due October 2009 thru end of February 2010, the Buyer will be responsible for payment of same.*

2) Subject to any and all building and zoning regulations of City, County and State.

3) Any and all visible easements on and across subject property.

4) Subject to notes on plan of record in Book 547, page 97, R.O.D.C., TN.

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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

This ( ) unimproved (X) improved property is known as:

32nd Street Lakewood Lot 18 Block 6 Dabbs & Elliott Subdivision Davidson County, TN

WITNESS Our Hands this 25TH day of JUNE, 2009.

Mary Dickerson
Mary Dickerson

Harold Givens
Harold Givens

Glenda Emery
Glenda Emery

Barbara Ann Allen
Barbara Ann Allen

STATE of MAINE
COUNTY of LINCOLN

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **GLENDA EMERY**, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25TH day of JUNE, 2009.

K G Bowler
NOTARY PUBLIC

My Commission Expires:_____

Kevin G. Bowler, Notary Public
State of Maine
My Commission Expires 4/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **Mary Dickerson, Harold Givens, and Barbara Ann Allen**, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26 day of JUNE, 2009.

NOTARY PUBLIC

My Commission Expires: 9-27-10

M.T. TAYLOR JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $ 52,500.00 Dollars.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 26 day of JUNE, 2009.

NOTARY PUBLIC

My Commission Expires: 9-27-10

M.T. TAYLOR JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN