BILL GARRETT, Davidson County
Trans:T20090084847 DEEDWARR
Recvd: 12/16/09 16:19 2 pgs
Fees:13.00 Taxes:37.00
20091216-0114649

The Name and Address of the new owner is:

Fred A. Allen and Christine Allen
823 Loretta Dr.
Goodlettsville TN 37072

Mail Tax Bills To:

Same

Map and Parcel No. 92-6-159

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between PAMELA HOLMAN, unmarried, hereinafter referred to as, GRANTOR, and FRED A. ALLEN, et ux, CHRISTINE ALLEN, hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of $10,000.00 (Ten Thousand and 00/100 Dollars) and other good and valuable consideration, paid by the GRANTEE to GRANTOR, receipt of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, its successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

BEING the westerly parts of Lots Nos. I, 2, 3, and 4, of Block "A", on the Map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for said County.

SAID parts of lots front 50 feet, more or less on the northerly side of Batavia Street, formerly Zollicoffer Street, and run back between lines, 113 feet, more or less on the easterly line and 111 feet, more or less on the westerly line, along the easterly margin of 31st Avenue North, to the southerly line of Lot No. 5, measuring 50 feet thereon.

Being the same property conveyed, as a life estate, to Madrine L. Gilmore, the said Madrine L. Gilmore having since died, and in fee to Mildred P. Allen, all by Last Will and Testament of Emma M. Gilmore, deceased, recorded as document No. 20091216-0114648, Register's Office of Davidson County, Tennessee.

Being also the same property conveyed to Pamela Holman by Order of the Davidson County Circuit Court, Probate Division, from the Estate of Mildred P. Allen, recorded as document No. 20071016-0122871, Register's Office of Davidson County, Tennessee.

Said property is generally known as 3028 Batavia Street, Nashville, Tennessee 37209.

This conveyance is made to the Grantee, their successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and its successors and assigns in fee simple forever.

Grantor covenants that she is seized of said land in fee and have the right to convey the same in fee simple; that the same is free and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set her signature on the date below written.

Dated: 12/15/09

Pamela Holman

STATE OF Tennessee]
COUNTY OF Davidson]

Before me Renard A. Hirsch, Sr., a Notary Public of the State and County aforesaid, personally appeared Pamela Holman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of December, 2009.

Notary Public

My Commission Expires: _____

JULY 5, 2011

The actual Consideration or value of this transfer, whichever is greater, is $10,000.00.

Affiant

STATE OF Tennessee]
COUNTY OF Davidson]

Before me Renard A. Hirsch, Sr., a Notary Public of the State and County aforesaid, personally appeared Pamela Holman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of December, 2009.

Notary Public

My Commission Expires: _____

This Instrument Prepared By:

Renard A. Hirsch, Sr.
SMITH & HIRSCH, PLC
Attorneys At Law
3250 Dickerson Pike, Ste 121
Nashville, Tennessee 37207
615-242-5003