THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 RETURN TO / PREPARED BY: First Title and Escrow Company, Inc. 2000 Richard Jones Rd., Ste. 110 Nashville, TN 37215 29248 FTEC File # _____ (Davidson County File Box 9-B)	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,435,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH 13th DAY OF JANUARY 2010 Notary Public MY COMMISSION EXPIRES: 02/03/10 (AFFIX SEAL)

EMILY D. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Boos, Trustee	SUNTRUST MORTGAGE, INC	MAP 116-16
P. O. Box 331549	401 COMMERCE STREET SUITE 6100	PARCEL 112
Nashville, TN 37203	NASHVILLE, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles Rogan Allen, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Boos, Trustee for the Pretty Little Peacock Trust**

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:

LAND in Davidson County, Tennessee, being Lot No. 33, Part 1, Wallace Subdivision, of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Rogan Allen by deed from Verna S. Sanford, unmarried, of record as Instrument No. 200610180129508, Reigster's Office for Davidson County, Tennessee, dated October 16, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **4102 Sneed, Nashville, TN 37215.**

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 my hand this the 11th day of January, 2010.

Charles Rogan Allen

Charles Rogan Allen

BILL GARRETT, Davidson County
Trans:T20100002855 DEEDWARR
Recvd: 01/14/10 14:22 2 pgs
Fees:13.00 Taxes:5309.50

20100114-0003638

STATE OF FLORIDA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Rogan Allen** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of January, 2010.

My Commission expires 10.19.2011

LISA ZIELS
MY COMMISSION # DD692028
EXPIRES October 19, 2011
(407) 398-0153 FloridaNotaryService.com

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of January, 2010.

My Commission expires _____

_____
Notary Public