BILL GARRETT, Davidson County
Trans:T20100018697 DEEDWARR
Recvd: 03/31/10 10:29 2 pgs
Fees:13.00 Taxes:462.50
20100331-0023877

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of March, 2010, by and between Scott P Allen and Wendi McConnell, both unmarried, party of the first part, and Lindsey D Craft and Matthew Pfuntner, both unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Property located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 739 on the Plan of Edge-O-Lake Estates, Section 17 as of Record in Book 4460, Page 44, Register's Office for said county.

Said lot fronts Desplane Dr. 90.0' and 140.0' on the easterly side of lot and 147.15' on the westerly side of Lot to a point in the rear measuring 72.49'.

Being all or part of the same property conveyed to Scott P. Allen and Wendi McConnell by virtue of that certain Cash Deed dated August 4, 2009, at Instrument No. 20090817-0076946 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20090209-0011310, dated February 6, 2009 from Brenda J. Shull by virtue of Warranty Deed at Instrument No. 20010511-0049059 dated May 10, 2001, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4549, Page 802 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Scott P Allen by Wendi McConnell, Attorney In Fact Wendi McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, to me known to be the person who executed the foregoing instrument in behalf of Scott P Allen, and who acknowledged that she executed the foregoing instrument as the free act and deed of said Scott P Allen.

WITNESS my hand and official seal at office this 29th day of March, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of March, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, to me known to be the person who executed the foregoing instrument in behalf of Scott P Allen, and who acknowledged that she executed the foregoing instrument as the free act and deed of said Scott P Allen.

WITNESS my hand and official seal at office this 29th day of March, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address:	Lindsey D Craft and Matthew Pfuntner 2844 Desplane Drive Nashville, TN 37217
Tax Parcel No	150 01 0 256.00
Property Address:	2844 Desplane Dr. Nashville, TN 37217
MAIL TAX BILLS TO:	Regions Bank 2050 Parkway Office Circle **Birmingham, AL 35244**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of March, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY