18

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **July, 1999** between LINDA E. DALTON, UNMARRIED, and BERNARD BRIAN DALTON, UNMARRIED, AS TENANTS IN COMMON, hereinafter called GRANTORs, and , WALTER H. CARTER, TRUSTEE OF THE 100 CLIFTON COURT TRUST, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LINDA E. DALTON, UNMARRIED, and BERNARD BRIAN DALTON, UNMARRIED, AS TENANTS IN COMMON, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto , WALTER H. CARTER, TRUSTEE OF THE 100 CLIFTON COURT TRUST, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 100 CLIFTON COURT, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Linda E. Dalton
LINDA E. DALTON
Signature of Seller

Bernard Brian Dalton
BERNARD BRIAN DALTON

99 JUL 12 PM 1:59

0610580

INDIVIDUAL
STATE OF ~~Davidson~~ Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LINDA E. DALTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9th day of July, 1999.

Notary Public

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BERNARD BRIAN DALTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **8th** day of **July, 1999.**

Notary Public

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **8th** day of **July, 1999.**

Notary Public

My Commission Expires: _____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **8th** day of **July, 1999.**

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

THE 100 CLIFTON COURT TRUST

2200 21ST AVENUE SOUTH
NASHVILLE, TN 37212

BOOK 11569 PAGE 73

Property Address:

100 CLIFTON COURT
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 53-16, PARCEL 99

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$76,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **July, 1999.**

Notary Public

My Commission Expires: 5/28/2003

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being the North part of Lot 1 on the Plan of Clifton Place, as of recordi n Book 2854, page 86, Register's Office for said County, described according to a survey made by Hal R. Swann, dated March 2, 1968, as follows:

BEGINNING at a point in the westerly margin of Clifton Court, at the northeast corner of the property conveyed to Alton Rex Agee and wife, by deed of record in Book 3764, page 379, Register's Office, said point being 90 feet north of the common easterly corner of Lots Nos. 1 and 2; thence westerly along Agee's northerly line and parallel to the line between Lots 1 and 2; thence westerly along Agee's northerly line and parallel to the line between Lots 1 and 2, 114.1 feet to a point; thence northwardly 122.6 feet to a point in the southerly margin of Pitt Avenue; thence with the margin of the same, easterly 90 feet to a point at the beginning of a curve; thence around said curve, southeasterly 40.73 feet to a point in the westerly margin of Clifton Court; thence with the margin of the same, southerly 85 feet to the point of beginning.

BEING the same property conveyed to BERNARD BRIAN DALTON AND WIFE, LINDA E. DALTON, by Warranty Deed of record in Book 8057, page 284, Register's office for DAVIDSON, Tennessee. Bernard Brian Dalton and Linda E. Dalton have since divorced by Final Decree of Divorce filed in the _____ Court for Davidson County, Tennessee, Docket No. _____, and are conveying the herein property as tenants in common.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 53-16, PARCEL 99, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 786.48).

2. All matters as set forth on the Plan of record in Plat Book 2854, page 86, said Register's Office, which plan includes a 40-foot minimum building setback line from PITT AVENUE; a 20-foot minimum building setback line from Clifton Court; a 10-foot public utility and drainage easement along the REAR lot line.

3. Restrictive Covenants recorded in Deed Book 965, Page 107, Register's Office for DAVIDSON County, Tennessee.

4. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8860, page 427, said Register's office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11569 PAGE 75

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06I0580
IDENTIFICATION REFERENCE

99 JUL 12 PM 1:59

REGISTER
DAVIDSON CO. TN.

[illegible]	7@500.00
[illegible] TA	283.06
[illegible]	1.00
[illegible]	12.00
CFEE	2.00
TOTAL	302.06
TENDER	302.06

[illegible] 11 14:00 0001 1299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1489650