WARRANTY DEED

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 200150031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th Day of March, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/26/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis M. Dalton and Jeannie L. Jones	Countrywide Home Loans	Map 171-08-A
(NAME) 5508 Cottonport Drive	(NAME) P.O. Box 10212	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Van Nuys, CA 91410-0212	Parcel 029.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Michael H. Deal and wife, Nancy Rae Deal**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dennis M. Dalton and wife, Jeannie L. Jones** hereinafter called the GRANTEE(S), 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, Being Lot No. 29, on the plan of Cottonport Plantation, Phase I, of Record in Book 6900, page 529 and 530, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael H. Deal and wife, Nancy Rae Deal from Richard W. Sebastian and wfie, Lynda D. Sebastian by Warranty Deed of record in Book 11040, page 955, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on the plan of record in Plat Book 6900, pages 529 and 530, Register's Office for Davidson County, Tennessee; Subject to restrictions of Record in Book 7430, page 784, as amended in Book 7565, page 57 Book 7824, page 254, Book 7637, page 925, as amended in Book 8313 page 932, RODC; Deed of Conveyance of Record in Book 8486, page 332, and in Book 8486, page 336, RODC; Charter of Record in Book 7621, page 600, said Register's Office.

This is unimproved ( )
improved(x) property, known as 5508 Cottonport Drive Brentwood TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th Day of March, 2001.

Michael H. Deal

Nancy Rae Deal

Davidson County DEEDWARR
Recvd: 03/12/01 09:53 2pgs
Fees:11.00 Taxes:814.00

20010312-0023196

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Michael H. Deal and Nancy Rae Deal, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th Day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

