283

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/01 11:34 2pgs
Fees:13.00 Taxes:299.70
20010809-0085827

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 81,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 2001

Diane Ladd
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/1/05

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Michelle M. Carter MMC MMC	Countrywide Home Loans c/o Tax Dept.	Map: 105-13 Parcel: 360
P. O. Box 85	P.O. Box 10211	
Antioch, TN 37011-0085	Van Nuys, CA 91410	

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, WE, **Nancy Dalton, unmarried, and Dorothy Daniel, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle M. Carter,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING part of Lot No. 46 on the Plan of Waldkirch Subdivision, as of record in Book 421, Page 90, Register's Office for said County.

SAID Lot No. 46 fronts 50 feet on the northerly side of Waldkirch Avenue, and runs back northwardly 150.6 feet on the westerly line and 149.5 feet on the easterly line to a 15-foot alley in the rear, on which it measures 50 feet.

INCLUDED within the said Lot No. 46, but excluded from this conveyance is a small triangle, measuring approximately 33.78x2.45x34 feet, conveyed by the said Elizabeth (Prince) Bobo to Jesse J. Clark and wife, by deed of record in Book 2498, Page 139, said Register's Office, and described as follows:

BEGINNING at a point in the common line between Lots Nos. 45 and 46 in said subdivision, said point lying 38.97 feet more or less, north of the northerly margin of Waldkirch Avenue, said beginning point being also the point at which the westerly face of the dwelling on Lot No. 45 crosses said common line; thence northwestwardly, with the said westerly wall of said dwelling, 33.78 feet, more or less, to the northwest corner of said dwelling; thence eastwardly, with the northerly face of said dwelling, 2.45 feet, more or less, to a point in the common line between said Lots Nos. 45 and 46; thence with said common line, through said dwelling, southwardly, 34 feet, more or less to the beginning, forming a triangle and being that part of said Lot No. 46 upon which the dwelling on Lot No. 45 actually encroaches and no more.

THIS conveyance is made subject to an easement for the sole purpose of maintenance of the dwelling on Lot No. 45, adjacent on the east of the subject property, as conveyed in the deed of record in Book 2498, Page 139, said Register's Office.

Being the same property conveyed to Sammie L. Dalton, Jr., and wife Ruby C. Dalton by deed from Elizabeth Bobo of record in Book 3768, page 375, Register's Office for Davidson County, Tennessee. Ruby C. Dalton predeceased Sammie L. Dalton, Jr., in 1997. Sammie L. Dalton having died testate and devised said property to Nancy Dalton and Dorothy Daniel by Will of record as Instrument # 20010430-0043319, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed.

This is improved property known as **902 Waldkirch Ave., Nashville, Tennessee 37204.**

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 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 / or any encumbrances of record; 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 hands this 1st day of August 2001.

Nancy Dalton by Philip Hedgepath

Nancy Dalton, by Philip Hedgepath Attorney in fact - Seller

Dorothy Daniel by Philip Hedgepath

Dorothy Daniel, by Philip Hedgepath Attorney in fact - Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of August 2001, before me personally appeared Philip Hedgepath, Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nancy Dalton acknowledged that such person executed the same as the free act and deed of Nancy Dalton.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August 2001.

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of August 2001, before me personally appeared Philip Hedgepath, Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy Daniel acknowledged that such person executed the same as the free act and deed of Dorothy Daniel.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 2001.

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 9-29-01

My Commission Expires SEPT. 29, 2001