FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#18818

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40716**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/02 10:16 2pgs
Fees:13.00 Taxes:908.35

20020422-0049297

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 245,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **17TH DAY OF APRIL, 2002.**

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: **My Commission Expires NOV. 29, 2003**

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
LARRY R. DALTON **116 Belle Glen Drive** **Nashville, TN 37221**	Chase Manhattan Mortgage 5409 Maryland Way, #202 Brentwood, TN 37027	**142-15-B-23**

FOR AND IN 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, LaVerne Sarles, a single person**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry R. Dalton, a single person**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying and being situated in Davidson County, Tennessee, Being more particularly described as follows:

Lot No. 23 on the revised Plat of Belle Wood Glen dated January 13, 1987, of record in Plat Book 6900, page 190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to LaVerne Sarles, a single person, by deed from Joyce A. Graves, a single widow, of record in Book 11673, page 890, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plat of record in Book 6900, page 190; restrictive covenants of record in Book 7121, page 5; Book 6707, page 290; Book 6980, page 562; Book 9017, page 797, Charter of The Belle Wood Glen Homeowners Association, Inc., and By-Laws of record in Book 7145, page 312; Book 8339, page 617; any and all easements running with the land and taxes for the current year which have been prorated day of closing and assumed by the Grantee.

This is improved property known as 116 Belle Glen Drive, Nashville, Tennessee 37221

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 17th day of April, 2002.

LaVerne Sarles

LaVerne Sarles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LaVerne Sarles, a single person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

