This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
#02-6-14-D

Davidson County DEEDWARR
Recvd: 06/26/02 13:52 2pgs
Fees:13.00 Taxes:1609.50
20020626-0076958

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, David P. Hartman and wife, Teresa Faye Hayes Hartman ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Kevin O. Dale, unmarried ("Grantees") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plan of James T. Hayes Subdivision, as of record in Book 9700, Page 172, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Faye Hayes Hartman by deed from Wesley D. Turner, Trustee, dated July 5, 1996 and of record in Book 10113, page 957, Register's Office of Davidson County, Tennessee. Property is now vested in David P. Hartman and wife, Teresa Faye Hayes Hartman by Quitclaim Deed from W. William Davis, Trustee of record in Instrument No. 20020117-0007293, Register's Office for Davidson County, Tennessee.
(*)

This property is known as 106 Lakewood Drive, Madison, TN 37115

This property is subject to matters shown on the Plan of record in Book 9700, Page 172, Register's Office for Davidson County, Tennessee and all easements, restrictive covenants & other matters of record.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor and his heirs, successors, assigns & representatives will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 25th day of June, 2002.

David P. Hartman by: Teresa F. Hartman, AIF
David P. Hartman

Teresa Faye Hayes Hartman
Teresa Faye Hayes Hartman

(*) THIS instrument is being executed in behalf of David P. Hartman pursuant to a Power of Attorney executed by same on the 17th day of June, 2002, and being filed for record in Instrument No. 20020626-0076958, simultaneously herewith.

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STATE OF Tennessee)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David P. Hartman and wife, Teresa Faye Hayes Hartman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 25th day of June, 2002.

Notary Public

My Commission Expires: 1/29/06

BETH AMI FAIRCLOTH NOTARY PUBLIC AT LARGE Williamson County, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa H. Hartman, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for David P. Hartman, and is authorized by David P. Hartman, to execute this instrument on his behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 25th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 1/29/06

BETH AMI FAIRCLOTH NOTARY PUBLIC AT LARGE Williamson County, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 435,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of June, 2002.

Notary Public

Commission Expiration: 1/29/06

BETH AMI FAIRCLOTH NOTARY PUBLIC AT LARGE Williamson County, TENN.

XXXXXXXXXX
Consumer Trust Title & Escrow
219 Ward Circle Suite 3
Brentwood, Tenn. 37027

SEND TAX BILLS TO:
First National Bank of Arizona
7929 West Park Ave #100
McLean, VA 22102

PROPERTY ADDRESS:
106 Lakewood Drive
Madison, TN 37115

MAP PARCEL NUMBER
51-0-190

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