22-1493

THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert and Nippert
112 South Main
Ashland City, TN 37015
(615) 792-1269

Return to:
LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

Davidson County DEEDWARR
Recvd: 07/08/02 11:23 2pgs
Fees:13.00 Taxes:661.93
20020708-0081730

Name and Address of New Owners:

Harry Dale and wife,
Carole Dale
336 Davis Lane
Cleveland, Tennessee 37312

Persons Responsible for Taxes:

Same

Map/Parcel No.: Map 104-08-0-6,
Parcel 005.00 C 0

WARRANTY DEED

For and in consideration of the sum of **One Hundred Seventy-Eight Thousand Nine Hundred ($178,900.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Richard I. King**, the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **Harry Dale and wife Carole Dale**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land In Davidson County, Tennessee, being Unit No. 5 on the Plan of Peabody Square Condominium, as of record in Book 6250, page 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard I. King, by deed from Suzanne Elmer-King of record in Book 9852, Page 957, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Richard I. King and wife Suzanne Elmer-King by deed from Tim L. Gregory and wife, Nadine P. Gregory of record in Book 9852, page 957, Register's Office for Davidson County, Tennessee.

This is improved property known as 1609 Horton Avenue, Unit 5, Nashville, Tennessee.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Whenever 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 our hands this the 2nd day of July, 2002.

GRANTOR:

Richard I. King
Grantor

by: Mike Heffelman P.O.A.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **M. Kevin Heffelman**, with whom I am personally acquainted, (or proved to me upon satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the attorney-in-fact of the maker and is authorized by the maker through a Power of Attorney which was executed by the maker on the 26th day of June, 2002, to effectuate the transaction described therein and to execute this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this the 2nd day of July, 2002.

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Holly Newman
NOTARY PUBLIC
My Commission Expires: 11-26-05

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $178,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Harry Dale
Affiant/Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of July, 2002, before me, Holly Newman, personally appeared **Harry Dale**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that he executed the same as their free act and deed.

Holly Newman
NOTARY PUBLIC

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-26-05