40-A

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Christopher Saetveit Ted L. Crockett 537 Hickory Trail Drive Nashville, TN 37209	Wells Fargo Home Mortgage, Inc. 7445 New Technology Way Frederick, MD 21703	MAP and PARCEL 101 155

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Galyn W. Dalton and Aleesa A. Dalton, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Christopher Saetveit and Ted L. Crockett, both unmarried as tenants in common** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hickory Trail Farms, Section 2, as of record in Book 4460, Page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Galyn W. Dalton and wife, Aleesa A. Dalton, by Warranty Deed dated February 27, 1986, from Walter Thomas Wilkerson and wife, Betty V. Wilkerson, of record in Book 6795, Page 566, Register's Office for Davidson County, Tennessee.

This is property with a common address of 537 Hickory Trail Drive, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The plan of record in Book 4460, Page 194, said Register's Office, and all matters therein; (3) Any and all restrictions and/or easements of record.

PROPERTY CONVEYED "AS IS."

Davidson County DEEDWARR
Recvd: 07/25/02 16:14 2pgs
Fees:13.00 Taxes:499.50
20020725-0089567

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $135,000.00

Affiant

Subscribed and sworn before me this 23rd day of July, 2002.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **23rd** day of **July, 2002**.

Galyn W. Dalton by Thomas F. Hollingsworth, Attorney in Fact

Aleesa A. Dalton by Thomas F. Hollingsworth, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23rd day of July 2002, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas F. Hollingsworth,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Galyn W. Dalton,** and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith in Instrument Number 20020725-0089565, said Register's Office.

Witness my hand and official seal at office, this 23rd day of July 2002.

Notary Public
My Commission Expires: 1-28-2006

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23rd day of July 2002, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas F. Hollingsworth,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Aleesa A. Dalton,** and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith in Instrument Number 20020725-0089566, said Register's Office.

Witness my hand and official seal at office, this 23rd day of July 2002.

Notary Public
My Commission Expires: 1-28-2006

File No. 0207-178.wd