WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 19, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF MAY, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robert Edison Dalton and Kathy Dalton	Robert Edison Dalton and Kathy Dalton	MAP:159
405 Overall Drive	405 Overall Drive	Parcel:167
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WARREN BERRIE AND WIFE, PENNI L. BERRIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ROBERT EDISON DALTON AND WIFE, KATHY DALTON

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

SEE EXHIBIT "A"

This is unimproved property known as 842 West Hillview Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 24 day of April, 2003.

Warren Berrie

Penni L. Berrie

Davidson County DEEDWARR
Recvd: 05/08/03 09:09 2pgs
Fees:13.00 Taxes:662.30

20030508-0061566

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Warren Berrie and Penni L. Berrie, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 24th day of April, 2003.

Notary Public Henrietta Suskevich

My Commission Expires: 5-19-06

NOTARY PUBLIC STATE OF FLORIDA
Henrietta Suskevich
My Commission DD118899
Expires May 19, 2006

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the Plan of Resubdivision of Lot No. 19 on the plan of Section 3, Bokor Heights, of record in Book 6200, Page 207, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Warren Berrie and wife, Deborah Berrie by Warranty Deed from Thomas M. Delker and wife, Lisa A. Delker, of record in Book 6437, Page 940, Register's Office for Davidson County, Tennessee. The said Warren Berrie and Deborah Berrie having since divorced, the property is now vested in the said Warren Berrie.

The subject property is unimproved and has never been occupied as a primary residence by Warren Berrie or his former wife Deborah Berrie.

Moreover, in the approved Final Decree, No. 90D-950, and specifically in paragraph 10 of the Marital Dissolution Agreement between Deborah Howard Berrie and Warren Richard Berrie, No. 90D-950 it was so ordered that Deborah Howard Berrie would convey by quitclaim her interest to Warren Richard Berrie

Penni L. Berrie joins in this conveyance solely to relinquish any marital interest she may have in the property by virtue of her marriage to the said Warren Berrie.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.