WARRANTY DEED

File Box 9-B
First Title & Escrow Co., Inc.
#20798

Davidson County DEEDWARR
Recvd: 06/20/03 11:19 2pgs
Fees:13.00 Taxes:1106.30

20030620-0085586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-26-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jep P. Dalton Jr.	Synovus Mortgage Corp.	104-14-139
(NAME) 2804 Woodlawn Drive	(NAME) 800 Shades Creek Pkwy. #350	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 35209	104-14-139
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DELIA O'CONNOR, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEP P. DALTON, JR.** AND WIFE, CECILIA C. DALTON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee being the West 50 feet of the South one-half of Lot No. 25, on the Map of Belair, as shown on Plat of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID part of said Lot No. 25 fronts 50 feet on the North side of Woodlawn Avenue, formerly Belair Avenue, and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Delia O'Connor, an unmarried woman by deed from Thomas Glenn Meek, unmarried of record in Instrument No. 20010925-0103273 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
The Plan of Record in Book 332, Page 6
Property Taxes for the Current Year

unimproved ☐

This is improved ☒ property, known as **2804 Woodlawn Drive, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of May, 2003.

Delia A. O'Connor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within names Delia O'Connor, 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 30th day of May, 2003.

Commission expires: November 27, 2004



Denise White — Notary Public