47

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/04 12:25 3pgs
Fees:18.00 Taxes:77.70

20040623-0074515

G-2382-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2004

NOTARY PUBLIC AT LARGE Notary Public
Kathy J. Byers
My Commission Expires 9-24-05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES September 24, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory D. Dalton (NAME)	New Owner (NAME)	MAP 73-6
3769 Moss Rose Drive (ADDRESS)	(ADDRESS)	PARCEL 25.01
Nashville, TN 37216 (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, James H. Nicholson, Trustee and Billie B. Nicholson, Trustee of The James H. Nicholson Revocable Living Trust and The Billie B. Nicholson Revocable Living * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory D. 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 described as follows, to-wit:
Beginning at a concrete monument in the westerly margin of Moss Rose Drive, said monument being the southeast corner of Lot 3 of Moss Rose Gardens Subdivision, of record in Plat Book 2854, Page 137, Register's Office for Davidson County, Tennessee; thence, South 26 degrees 16' east along the westerly margin of Moss Rose Drive extended 120 feet to an iron pin; thence, South 63 degrees 57' west 271.7 feet to an iron pin in the east boundary of Riverwood Terrace Subdivision as of record in Plat Book 1833, Page 134, Register's Office for Davidson County, Tennessee; thence, North 13 degrees 26' 45" west along the subdivision boundary 117.1 feet to a concrete monument in said boundary; thence, North 29 degrees 44' 45' west 9.55 feet to an iron pin; the southwest corner of Lot No. 3 in Moss Rose Gardens Subdivision as of record in Plat Book 2854, Page 137, Register's Office for Davidson County, Tennessee; thence, North 62 degrees 37' cast along the south line of said Lot No. 3, 247.35 feet to a point of beginning and containing 0.71 acres.

Being the same property conveyed to James H. Nicholson, Trustee and Billie B. Nicholson, Trustee of The James H. Nicholson Revocable Living Trust and The Billie B. Nicholson Revocable Living Trust by Quitclaim Deed from James H. Nicholson and Billie B. Nicholson, of record by Instrument Number 20040213-0017209 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement granted the United States of America by C.A. Wheeler, Jr. and wife, of record in Book 2197, Page 213,

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3769 Moss Rose Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Trust

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 our hand s this 22nd day of June, 2004

James H. Nicholson, Trustee

Billie B. Nicholson, Trustee

James H. Nicholson, Individually

Billie B. Nicholson, Individually

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee, in connection with the Cheatham Lock and Dam Project on the Cumberland River known as Tract No. 0-1519-E.

This property is further conveyed with the express covenant that there shall be imposed upon the property a set-back line of 130 feet from Moss Rose Drive and a 10 foot easement for public utilities across the rear of the lot and as this property adjoins Moss Rose Gardens it is understood and agreed that it shall be subject to the same restrictive covenants of Moss Rose Gardens Subdivision, which restrictions are recorded in Book 3162, Page 504, Register's Office for Davidson County, Tennessee, as fully and as completely as though said restrictions were copied herein and this set-back line, easement and restrictive covenants shall be covenants running with the land, binding upon the grantees, their successors and assigns, and the restrictive covenants shall expire as the same time the restrictions on Moss Rose Garden Subdivision expire.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Nicholson and wife, Billie B. Nicholson, 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 at Goodlettsville, Tennessee, this the 22nd day of June, 2004.

Kathy J. Byers
Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Nicholson and Billie B. Nicholson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged James H. Nicholson and Billie B. Nicholson as Trustee's of The James H. Nicholson Revocable Living Trust and The Billie B. Nicholson Revocable Living Trust, and in their capacity as such Trustee's, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22nd day of June, 2004.

Kathy J. Byers
Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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