Davidson County DEEDWARR
Recvd: 06/25/04 16:02 2pgs
Fees:13.00 Taxes:1061.90

20040625-0075984

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
131-1/3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

Andrew H Dale
Affiant

Subscribed and sworn to before me this the 15th day of June, 2004.

Cheryl L. Rothwell
Notary Public

NOTARY PUBLIC AT LARGE
CHERYL L. ROTHWELL
DAVIDSON COUNTY, TN

My Commission Expires: 11-26-05

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Andrew H. Dale
(Name)

4103 Vailwood Drive
(Street Address)

Nashville, TN 37215

SEND TAX BILLS TO:

Same
(Name)

Same
(Street Address)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Philip R. Templeton And Barbara D. Templeton Revocable Living Trust,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Andrew H. Dale,** hereinafter collectively referred to as the "Grantee," his heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 4103 Vailwood Drive
Nashville, TN 37215

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, his heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and are hereby assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and/or assigns forever; and 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 unless otherwise herein set out; and Grantor does further covenant and bind itself, its heirs and assigns forever to warrant and forever defend the title to the said land to the said Grantee, his heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this 14th day of June, 2004.

Grantor:

The Philip R. Templeton And Barbara D. Templeton Revocable Living Trust:

By: Philip R. Templeton, Trustee
Philip R. Templeton, Trustee

Barbara D Templeton, Trustee
Barbara D. Templeton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, **Philip R. Templeton and wife, Barbara D. Templeton**, 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, as Trustees of The Philip R. Templeton And Barbara D. Templeton Revocable Living Trust, for and on behalf of the said Trust.

WITNESS my hand, at office, this 14th day of June, 2004.

Cheryl L. Rothwell
Notary Public

My commission expires: 11-26-05

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 32 on the Map of Wallace Subdivision, Part Three, as of record in Book 1130, Page 82, 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 The Philip R. Templeton And Barbara D. Templeton Revocable Living Trust by Quitclaim Deed from Philip R. Templeton and Barbara D. Templeton as of record in Book 10544 page 890, Register's Office for Davidson County, Tennessee.