Davidson County DEEDWARR
Recvd: 07/08/04 10:15 2pgs
Fees:13.00 Taxes:558.70

20040708-0081143

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2004.

Charlotte A. Bethel
NOTARY PUBLIC

My commission expires: 4-16-08

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Avenue, Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Decorey D. Dalton Melinda Dalton	Same	Map 74-8
(NAME)	(NAME)	
7004 Bonnamere Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		Parcel 19
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Johnny L. Adair, Jr., a single person

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Decorey D. Dalton and wife, Melinda Dalton

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 808, as shown on the map entitled Hermitage Hills, Section 7, of record in Plat Book 3300, page(s) 62-63, 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 Johnny L. Adair, Jr., a single person, by deed of record as Instrument No. 20030827-0124524, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Matters shown on the Plan of record in Book 3300, page(s) 62-63, said Register's Office.

Easement of record in Book 7050, page 822, said Register's Office.

All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in Register's Office, Davidson County, Tennessee.

Subject to taxes for the year 2004 which have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 7004 Bonnamere Dr., Hermitage, TN 37076

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 30th day of June, 2004.

Johnny L. Adair, Jr.

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Johnny L. Adair, Jr.,** the bargainor, with whom I am personally acquainted (or proved to me in 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 office this 30th day of June, 2004.

My Commission expires:
4-16-08

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.