Davidson County DEEDWARR
Recvd: 10/19/04 15:37 2pgs
Fees:13.00 Taxes:251.60
20041019-0125831

WARRANTY DEED

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____

_____
Affiant

Sworn to and subscribed before me

This ___ day of _____, 20____.

_____
Register of Deeds or Notary Public

My Commission Expires: _____

Real Property Responsibility

_____

_____

_____

DAVIDSON COUNTY, TENNESSEE
State Tax on Transfers

Transfer Tax : $_____
Mortgage Tax : _____
Clerk's Fee : _____
Total Paid : _____

Receipt No. : _____
Received By : _____
Date : _____

Tax Map# 53 Parcel # 090 076.00

This Instrument Prepared By:
JERRE M. HOOD, ESQ.
124 1st Ave. NW
Winchester, TN 37398
(931) 967-0838

FOR A Full and Valuable Consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, together with other good and valuable consideration, I, **VIRGINIA DALE,** hereinafter referred to as "Grantor" do hereby transfer and convey unto **JAMES ROGER DALE** hereinafter referred to as "Grantee", his heirs and assigns forever, my one-half interest in and to the following described property lying and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land In Davidson County, Tennessee, being Lot No. 55-B, Kimbolton Subdivision, Phase 2, Zone Lot Division of Lots 51, 54, 55 and 57, recorded in Book 6900, Page 891, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Virginia Dale and James Roger Dale by Deed of record in Deed Book 10496, page 740, Register's Office of Davidson County, Tennessee. It is intended by this conveyance that James Roger Dale have fee simple title, absolute, in and to the above described property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said **JAMES ROGER DALE,** his heirs and assigns, forever.

Send Tax bill to:
Roger Dale
506 Menees Lane
Madison, Tenn. 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000
James Roger Dale
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Oct 20 04
Deputy Register

I covenant with the said Grantee that I am lawfully seized and possessed of said interest in said real estate, that I have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

And I further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 18 day of Oct., 2004.

Virginia Dale
VIRGINIA DALE

STATE OF TENNESSEE]
COUNTY OF FRANKLIN]

Personally appeared before me, the undersigned Notary Public in and for the above State and County, the within named **VIRGINIA DALE**, the Grantor herein, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this 18th day of October, 2004.

Vicky A. Clark
Notary Public

My Commission Expires: 10/20/2004

