This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
W. A. Charron
6415 Waterford Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Dalton Stroop
2892 Sulphur Springs Road
Murfreesboro, TN 37129

MAP **131-3**
GROUP
PARCEL **158**

Davidson County DEEDWARR
Recvd: 12/22/04 14:11 2pgs
Fees:13.00 Taxes:934.25
20041222-0152388

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dalton Stroop** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **W. A. Charron and wife, Alice J. Charron**, 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 Lot No. 10 on the plan of Neil Hunt Subdivision, of record in Plat Book 974, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Said Lot No. 10 fronts 75.15 feet on the northerly margin of Warfield Avenue and extends back 203.89 feet on the easterly line and 199.32 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.
>
> Being the same property conveyed to Dalton Stroop by deed from Thomas Lee Evans & spouse, Edna Evans of record in Book 8448, Page 312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 1706 Warfield, Nashville, Tennessee 37215.

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, GRANTOR does covenants with the said GRANTEES that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 10th day of December, 2004.

Dalton Stroop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dalton Stroop**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of December, 2004.

R. Francene Kavin
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $252,500.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of December, 2004.

R. Francene Kavin
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008