THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $399,000.00.* *Affiant* *Notary Public* *My commission expires:* NOTARY PUBLIC AT LARGE Julie Chattacharya Peak My Commission Expires May 28, 2006 STATE OF TENNESSEE

Name and Address of New Owner:

Brye S. and Haley R. Dale
127 Blackburn Avenue
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 05/24/05 14:08 2 pgs
Fees:13.00 Taxes:1476.30
20050524-0058628

Send Tax Bills To:

Street Address of Subject Property:	**Map and Parcel:**
127 Blackburn Avenue Nashville, TN 37205	130-01-177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JULIE SCOTT GARRETT,** an unmarried person, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **BRYE S. DALE AND WIFE, HALEY R. DALE,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 130 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to George M. Garrett and wife, Julie W. Garrett, by Warranty Deed from P. Lindsay Bohannon and wife, Mary Alice M. Bohannon, of record in Book 7884, page 226, in the Register's Office for Davidson County, Tennessee. In accordance with Terms of a Divorce Decree and Marital Dissolution Agreement in Civil Action No. 92D-3466 in the Fourth Circuit Court of Davidson County, Tennessee, George Montague Garrett conveyed all his right, title and interest in said property to Julie Scott Garrett by Quitclaim Deed of record in Book 9383, page 295, in said Register's Office.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2005, which have been prorated between the parties and assumed by Grantees;

2. All matters shown on the Plan of record in Book 421, pages 94 and 95, in the Register's Office for Davidson County, Tennessee; and

3. Subject to Conservation Zoning Overlay of record as Bill No. BL2003-1418 in the Metro Clerk's Office for Davidson County, and any restrictions as may be imposed by the Metropolitan Historic Zoning Commission, not of record.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 covenant with the said Grantees that she 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 further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title 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 my hand this 23rd day of May, 2005.

Julie Scott Garrett
JULIE SCOTT GARRETT

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE SCOTT GARRETT, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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