This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060077

Davidson County DEEDWARR
Recvd: 03/03/06 10:04 2 pgs
Fees:13.00 Taxes:962.00

20060303-0024773

Send Tax Bills To:
Churchill Mortgage Corp.
761 Old Hickory Blvd Ste 401
Brentwood, TN 37027

New Owner is:
Galyn Dalton
7776 Old Charlotte Pike
Nashville, TN 37209

MAP: 113
PARCEL: 17.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Edward H. Knox and wife, Nancy C. Knox**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Galyn Dalton and wife, Aleesa Dalton**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

TRACT NO. 1: A parcel or tract of land in the 8th Civil District of Davidson County, Tennessee, and more particularly described as follows, according to a survey of S.H. Hutchison on May 25, 1957:
Beginning at an iron stake at Kenneth E. Stevens southwest corner, thence with his west line north 15 degrees west 830 feet more or less to J.P. Jordan's southerly line; thence with said line north about 60 degrees west 520 feet, more or less, to a stake at Dave Sams' northeast corner thence with Dave Sams' east line south 9 degrees west, 806 feet more or less to a stake at W.G. Pedigo's northwest corner; thence with W.G. Pedigo's north line south 73 degrees east striking P.H. Steven's line at 210 feet, in all 704 feet to a stake, with two thorn tree pointers; thence south 11 degrees east 74 feet to a stake in P.H. Steven's east line; thence north 85 degrees east 125 feet to the point of beginning.

TRACT NO. II: Being located in the 8th Civil District of Davidson County, Tennessee, on the north side of the Charlotte Pike, and being more particularly described as follows:
Beginning at a point in center of the Charlotte Pike, stake in line on north margin of road, same being Carl Steven's southeast corner; thence with Carl Steven's first lot north 12 degrees west 210 feet to a stake; thence with his second lot north 11 degrees west passing his northeast corner at 198.5 feet in all 213.5 feet to a stake in corner of W.E. Cox home tract; thence with W.E. Cox and Kenneth Stevens home tracts north 85 degrees east 223.5 feet to a stake in Kenneth Steven's south line; thence south 11 degrees 30' east 360 feet to point in the Charlotte Pike, stake in line on north margin of pike; thence with said pike south 69 degrees west 226.5 feet to the point of beginning.

Being the same property conveyed to Edward H. Knox and wife, Nancy C. Knox from Frank Fisk and wife, Evelyn Fisk by Warranty Deed dated April 16, 1976 and recorded April 23, 1976 in Book 5018, page 85, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of February, 2006.

GRANTOR:

Edward H Knox

Edward H. Knox

Nancy C. Knox

Nancy C. Knox

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Edward H. Knox and wife, Nancy C. Knox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of February, 2006.

Notary Public

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

SWORN TO and subscribed before me this 28th day of February, 2006

NOTARY PUBLIC

My commission expires:

7-29-06