Davidson County DEEDWARR
Recvd: 04/04/06 10:35 2 pgs
Fees:13.00 Taxes:1222.85

20060404-0038182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$330,500.00**

X Nancy J. Wahl

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DAT

February 15, 2006.

MACKENZIE COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

COMMISSION EXPIRES: _____

My Commission Expires JAN. 23, 2010

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**Grissim Title & Escrow, LLC**
**2309 Crestmoor Rd, Suite 300, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Nancy J. Wahl<br>232 Cherokee Road<br>Nashville, TN 37205-1818 | SAME AS NEW OWNER | **103-12-0-048.00** |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN WILLIAM DALTON, JR., MARRIED**
HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NANCY J. WAHL**
HEREINAFTER CALLED THE **GRANTEE(S),** 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. 47 of Block "I" on the Map of Cherokee Park, Section 3, as shown on plat of record in Plat Book 843, page 2 and 3, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 47 fronts 60 feet on the easterly side of Cherokee Road and runs back between lines, 132.99 feet on the northerly line and 133.2 feet on the southerly line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Florrie M. Carlton and Maude E. Carlton, joined by spouse(s), if any, by Deed of record in Book 2499, Page 607, recorded 4/11/1956, Register's Office for Davidson County, Tennessee.
Maude E. Carlton, having since died, devised all her interest in the subject property to Florrie M. Carlton by will of record in Probate Case #50857, Probated 8-17-1967 in the Probate Court for Davidson County, TN.
Florrie M. Carlton, having since died, devised all her interest in the subject property to John William Dalton, Jr., by will of record in Probate Case #60548, Probated 9-27-1974, in the Probated Court for Davidson County, TN.

X 20060404 - 0038181

JOHN WILLIAM DALTON, JR. HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL DOMICILE OF JOHN WILLIAM DALTON, JR.
JOHN WILLIAM DALTON, III EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT BEHALF OF JOHN WILLIAM DALTON, JR., PURSUANT TO THE POWER OF ATTORNEY RECORDED IN INSTRUMENT NO. X , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS ( X ) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
232 CHEROKEE ROAD, NASHVILLE, TN 37205-1818
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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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,** this date: 02/15/06
JOHN WILLIAM DALTON, JR.

X John William Dalton Jr. by John William Dalton III

**John William Dalton III, Attorney-In-Fact**

LTSR Number:

GTE File: 2005121302

## NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at _____, TN on this the ____ day of _____, 2006.

_____
Notary Public

Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John William Dalton, III to me known to be the person who executed the foregoing instrument in behalf of John William Dalton, Jr., and acknowledged that John William Dalton, III executed that same as the free act and deed of the said John William Dalton, Jr..

MACKENZIE COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JAN. 28, 2010

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of February, 2006.

X. Mackenzie Cohen
Notary Public

Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____