Davidson County DEEDWARR
Recvd: 05/23/06 12:05 3 pgs
Fees:18.00 Taxes:481.00

20060523-0060475

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0695

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of May, 2006.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Harry W. Dayton and Dawn Dayton

1809 Hickorylawn Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

176-01-0-089.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Stout, and Wife, Iris Stout hereinafter referred to as Grantors, hereby transfers and conveys to Harry W. Dayton and Dawn Dayton, **husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 237, Peppertree Forest, Section 18, as shown by plat of record in Plat Book 8250, Page 260, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark Stout, and Wife, Iris Stout by Warranty Deed from Stephen Beck and wife, Tamra E. Beck of record in Instrument No. **200001040000884, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 8250, Page 260, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9293, Page 86, Book 8678, page 509, Book 8757, page 607, Book 9157, page 711, Book 9287, page 698, Book 9455, page 801, Book 9664, page 162, Register's Office of said County.

Charter of record in Deed Book 8757, Page 639, Register's Office for said County.

Deed to Metro of record in Deed Book 8855, Pages 555, 559, 616 and 621, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1809 Hickorylawn Court, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land 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 11th day of May, 2006.

Mark Stout

Iris Stout by Mark Stout atty in fact

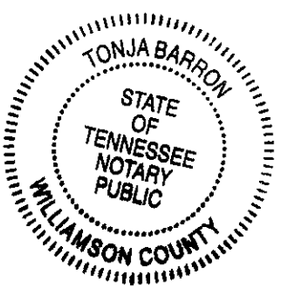
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mark Stout, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 11th day of May, 2006.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mark Stout, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Iris Stout and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2006.

My Commission Expires:. 1-20-09

Tonja Barron
, Notary Public.

