Davidson County DEEDWARR
Recvd: 09/15/06 08:29 3 pgs
Fees:18.00 Taxes:259.00
20060915-0114290

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of September, 2006, by and between TERRY C. CARRIGAN, MARRIED, , hereinafter called Grantor, and BETTY DALY, MARRIED, and PAMELA DALY, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TERRY C. CARRIGAN, MARRIED, , as Grantor, does hereby bargain, sell, transfer and convey unto BETTY DALY, MARRIED, and PAMELA DALY, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3831 HUTSON AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

KARI CARRIGAN, wife of TERRY C. CARRIGAN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor on the day and year first above written.

SELLER:

Terry C. Carrigan
TERRY C CARRIGAN
Signature of Seller

Kari Carrigan
KARI CARRIGAN
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY C. CARRIGAN, joined by his wife, KARI CARRIGAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of Sept., 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

BETTY DALY and PAMELA DALY

3831 HUTSON AVENUE
NASHVILLE, TN 37216

Property Address:

3831 HUTSON AVENUE, NASHVILLE, TN 37216
Person Responsible for Taxes:

Same.

Map & Parcel #: MAP 61-10, PARCEL 26

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **70000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Pamela Daly
Affiant

Sworn to and subscribed before me, a Notary Public, this 8 day of **September, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7887

EXHIBIT 'A'

Being Lot No. 176 on the Map of Maplewood Heights Second Subdivision, of record in Book 547, Pages 103 & 104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TERRY C. CARRIGAN, by Warranty Deed from Henry Anderson and wife, Margaret Anderson, of record in Book 10579, Page 993, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 61-10, PARCEL 26).
2. All matters as set forth on the Plan of record in Plat Book 547, Pages 103 and 104, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 5248, Page 408, Register's Office for DAVIDSON County, Tennessee.