THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/01/07 09:09 2 pgs
Fees:13.00 Taxes:481.00
20070301-0025119

Our File Number: 27168S

MAP/GROUP/PARCEL: 089-00-0-059.00

NEW OWNER'S NAME AND ADDRESS:
DANIEL A. CALDERON & NANCY H. CALDERON
745 HEATHERHURST CT
Clarksville, TN 37043

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JOHN DIAL, AN UNMARRIED MAN**, hereinafter called Grantor, does hereby transfer and convey unto, **DANIEL A. CALDERON and NANCY H. CALDERON, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of River Road Estates, as shown on plat of record in Instrument No. 20010424-0040684 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John Dial in Instrument 20051020-0126751 recorded 10/20/2005, Register's Office for Davidson County, Tennessee.

The subject property is unimproved property known as 0 RIVER ROAD LOT 6, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is_ lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN DIAL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **JOHN DIAL, AN UNMARRIED MAN**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in BRENTWOOD, Tennessee on this the 22nd day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, this the 22nd day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

SHELBY V. STREET
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN