WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,750.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF March 2007.

(Affix Seal) Notary Public

My Commission Expires: 5-22-10

DALTON-H07065

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE & ESCROW, INC.
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew S. Dalton and wife, Clariza A. Dalton	MetroCities Mortgage LLC	61-4-160.
6417 Franrivers Ave.	15301 Ventura Blvd #D300	
West Hills, CA 91307	Sherman Oaks CA 91403	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEPHEN K. MCCULLOUGH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW S. DALTON AND WIFE, CLARIZA A. DALTON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 of Madison Hayesboro Subdivision, Resub Lot 1, Block "B" and a part of a closed street as shown by survey of J. Bruce Rainey, RLS No. 823, dated 9/15/00, of record in Instrument No. 20000112-0004273, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the westerly margin of Tanglewood Drive at the intersection of Ruskin Avenue and Briley Parkway, said pin being the NE corner of the herein described tract; thence with the margin of Tanglewood Drive, S 05-17-28 E, 69.64 feet to an iron pin; thence with a curve to the right having a radius of 1121.00 feet, an arc distance along said curve of 35.44 feet to an iron pin of Lot 1 of said survey; thence leaving Tanglewood Drive with Lot 1, S 85-22-21 W. 185.26 feet to an iron pin; thence N 27-08-58 W. 87.00 feet to a concrete monument in the southerly margin of Briley Parkway; thence N 79-03-11 E. 214.00 feet to the point of BEGINNING, containing 18,546 Sq. Ft., more or less.

Being the same property conveyed to Stephen K. McCullough, by Deed from Wells Fargo Trustee, of record on October 6, 2005 in Instrument No. 20051006-0120615, said Register's Office for Sumner County, Tennessee.

( ) unimproved
This is (X) improved property known as 4819 Tanglewood Drive, Nashville, Tennessee 37216 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 13 day of March, 2007 :

Davidson County DEEDWARR
Recvd: 03/16/07 12:22 1 pgs
Fees:13.00 Taxes:653.98
20070316-0032434

Stephen K. McCullough

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named STEPHEN K. MCCULLOUGH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 13 day of March, 2007.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MATTHEW S. DALTON JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.