THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07080341** Davidson County DEEDWARR Recvd: 09/27/07 13:49 2 pgs Fees:13.00 Taxes:1665.00 20070927-0115450	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2007. Notary Public My Commission Expires: 11/22/2010

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: John B. Bivens 4103 Vailwood Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-01-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew H. Dale and wife, Laura Levitt Dale** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John B. Bivens, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 32, WALLACE SUBDIVISION PART 3, as shown on plat of record in Plat Book 1130, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew H. Dale by Warranty Deed from The Philip R. Templeton and Barbara D. Templeton Revocable Living Trust, recorded on the 25th day of June, 2004 in Instrument No. 20040625-0075984, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4103 Vailwood Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2007.

Andrew H. Dale

Andrew H. Dale

Laura Levitt Dale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew H. Dale and Laura Levitt Dale, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2007.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

