B0436
22832
(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/07 13:59 3 pgs
Fees:18.00 Taxes:1035.63
20071018-0123766

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,900.00.

Affiant

Subscribed and sworn to me on October 16, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22832SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nathan Tasker Cassandra Tasker 810 Porter Road Nashville, TN 37206	SAME AS NEW OWENRS	83-6-207

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DLP Properties, LLC, a Tennessee limited liability company hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Nathan Tasker and wife, Cassandra Tasker, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot "G" in the first subdivision of Brownsville, as of record in Book 21, page 112, register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Gentry Street, being north 1 degree 29 minutes east 306 feet from the northeasterly intersection of Waters Avenue and Gentry Street; thence south 88 degrees east 79.9 feet to a point; thence south 2 degrees west 13 feet to a point; thence south 88 degrees 15 minutes east 117.1 feet to a point in the westerly margin of Porter Road as widened; thence along the margin of said road, north 27 degrees east 50 feet, more or less, to the common corner of Lot 4 and said Lot "G" in said subdivision; thence westerly along the common line between said two lots 220 feet, more or less, to a point in the easterly margin of Gentry Street; thence along said margin, south 1 degree 29 minutes west 44 feet to the beginning.

Being the same property conveyed to Dana L. Poff by Warranty Deed from John H. Lowe, Executor for The Estate of Dorothy Marie Harwell of record as Instrument No. 20060824-0104450 and being further conveyed to DLP Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Dana L. Poff, of record as Instrument No. 20070110-0004240, Register's Office for Davidson County, Tennessee.

Said Warranty Deed and Quitclaim Deed having been corrected by Scrivener's Affidavit of record as Instrument No. 20071018012376 4 and as Instrument No. 20071018 - 0123765, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been paid by the Grantor and 2008 Davidson County taxes assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2007-1426, made, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 810 Porter Road, Nashville, TN 37206.

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 GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on October 16, 2007.

DLP Properties, LLC, a Tennessee Limited liability company

By: _____

Dana L. Poff, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dana L. Poff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of DLP Properties, LLC, the within named bargainor, a limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Chief Manager.

Witness my hand and official seal on October 16, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: