WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/08 16:20 2 pgs
Fees:13.00 Taxes:481.00
20080204-0011762

STATE OF TENNESSEE
COUNTY OF SUMNER

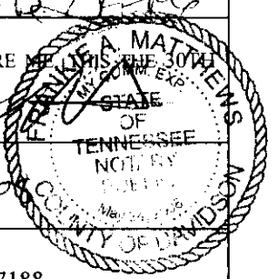
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Maria B. Gamble
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria B. Gamble	Countrywide Bank, FSB	05303038200
(NAME)	(NAME)	
1602 Overton Street	2021 N. Gallatin Rd., Ste. 280	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JIMMY DEAN DALTON, II AND WIFE, BRANDY DALTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA B. GAMBLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 44 on the Revised Plan of Village of Old Hickory, Section E, of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 44 fronts 156.2 feet on the westerly margin of Overton Street and runs back between lines measuring 338.4 feet on the South and 342.3 feet on the North to a rear line measuring 127.9 feet.

Being the same property conveyed to Jimmy Dean Dalton, II by deed from Ernest Mark Billings and Ruth Sharon Billings, husband and wife of record in Book 11566, Page 151, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all matters on plan of record in Book 1424, Page 132, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1602 Overton Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 hand this 30th day of January, 2008.

Jimmy Dean Dalton II

Brandy Dalton

STATE OF TENNESSEE

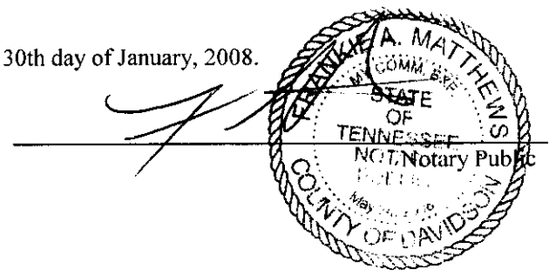
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jimmy Dean Dalton, II and Brandy Dalton the bargainor(s), 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 and official seal at White House, Tennessee this 30th day of January, 2008.

Commission expires:

5-24-08



Notary Public