BILL GARRETT, Davidson County
Trans:T20090026196 DEEDWARR
Recvd: 04/21/09 12:30 2 pgs
Fees:13.00 Taxes:752.95
20090421-0036057

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Christopher L. Daniel 2398 Howell Mill Rd. Atlanta, GA 30318	Same as New Owner	Map 12-2 Parcel 16

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LARRY F. DALTON and wife, MICKIE S. DALTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CHRISTOPHER L. DANIEL, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 146 on the Plan of Grizzard Manor, Section VI, as of record in Book 5200, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Larry F. Dalton and wife, Mickie S. Dalton, by deed from Homer R. Ayers and wife, Laura G. Ayers, by deed of record in Book 6880, page 751, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 8208 Old Springfield Hwy., Goodlettsville, TN 37072.

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, his 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Restrictive Covenants for Grizzard Manor Subdivision of record in Book 5327, page 668, said Register's Office.

3. Subject to an electrical permit for a separate outbuilding granted by the Metropolitan Government of Nashville, Davidson County, Tennessee, to Larry F. Dalton by instrument of record in Book 9671, page 448, said Register's Office.

4. Subject to any and all matters as they may appear on the Plan of Record in Book 5200, page 79, said Register's Office.

5. Subject to easement for transmission lines granted to U.S.A. of record in Book 1140, page 495, said Register's Office.

And, we, the GRANTORS, 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

LARRY F. DALTON

MICKIE S. DALTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY F. DALTON and wife, MICKIE S. DALTON, 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, at office, this the 20th day of April, 2009.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $203,500.00.

Affiant

Sworn to and subscribed before me, this the 20th day of April, 2009.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009