WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRE-09-920

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Daley	Dan Daley	
920 Cadillac Ave.	(NAME) 920 Cadillac Ave.	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	132-9-86.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we KAREN L. CHARLTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAN DALEY, 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 A PORTION OF LOT NO. 39 ON THE PLAN OF OAK HILL SUBDIVISION NO. 1, OF RECORD IN BOOK 547, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY. SAID PORTION OF LOT NO. 39, WHICH IS A CORNER LOT, FRONTS 82.5 FEET ON THE NORTHERLY MARGIN OF CADILLAC AVENUE AND FRONTS 313.5 FEET ON THE EASTERLY MARGIN OF SOPER AVENUE, AND EXTENDS BACK 313.5 FEET ON THE WESTERLY LINE AND 82.5 FEET ON THE NORTHERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO KAREN CHARLTON, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM CAROLINE BORDEN, UNMARRIED, RECORDED MAY 20, 1999 IN BOOK 11488, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 547, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 920 Cadillac Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of September, 2009.

Karen L. Charlton

BILL GARRETT, Davidson County
Trans: T20090064150 DEEDWARR
Recvd: 09/18/09 15:51 2 pgs
Fees: 13.00 Taxes: 1535.50

20090918-0087487

STATE OF Tennessee
COUNTY OF Davidson

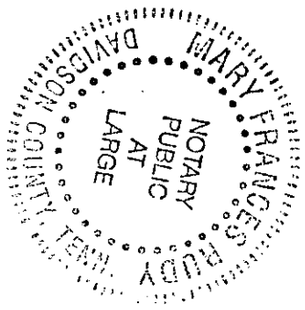
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen L. Charlton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2009.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903