This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

ADDRESS NEW OWNER:
Danny and Jeannine Hale
116 Campbell Court
Madison, Tennessee 37115

Davidson County DEEDWARR
Recvd: 02/19/10 12:06 2 pgs
Fees:13.00 Taxes:296.00
20100219-0012883

SEND TAX BILL TO:
Owner

MAP **084-16**
GROUP **0**
PARCEL **135.00**

WARRANTY DEED

his Instrument Prepared Without Benefit of a Title Search

FOR AND IN CONSIDERATION of the sum 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, **Ellis Hale and wife, Frances J. Hale** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Danny C. Hale and wife, Jeannine B. Hale**, 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. 15 on the Map of Crump Heights, as of record in Book 1424, page 144, Register's Office for Davidson County, Tennessee.
Said Lot No. 15 fronts 68 feet on the north side of Crump Drive and runs back between lines 191.6 feet on the west line and 191.4 feet on the east line to a dead line in the rear on which it measures 75.2 feet.

Being the same property conveyed to Ellis Hale and wife, Frances J. Hale by deed from Dorothy H. Richmond dated October 15, 2003, of record in Instrument no. 20031028-0158725, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 1424, page 144, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 1424, page 144, said Register's Office.

This is improved property known as 2600 Crump Drive, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that 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 "GRANTEES", and 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 this the 16th day of January, 2010.

Ellis Hale By Alan Keith Hale Attorney in Fact

Ellis Hale by Alan Keith Hale, Attorney in Fact
recorded as Instrument No. 20100219-0012882
Register's Office for Davidson County, Tennessee

Frances J Hale

Frances J. Hale

State of Tennessee
County of Davidson

On this 16th day of February, 2010, before me, a notary public, of the State and County aforesaid, personally appeared Alan Keith Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Attorney in Fact for the within named bargainor, Ellis Hale and that Alan Keith Hale as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the Ellis Hale, himself, as Attorney in fact.

Witness my hand and official seal this the 16th day of February, 2010.

Notary Public

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES JULY 24, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Frances J. Hale, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of January, 2010.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES JULY 24, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of January, 2010

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

CERTIFICATION: I, Justin Conn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Justin Conn

State of Tennessee; County of Davidson
On this 16th day of February, 2010, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Justin Conn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011