RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215 BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100016198 DEEDWARR
Recvd: 03/19/10 11:23 3 pgs
Fees:18.00 Taxes:721.50
20100319-0020761

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN, & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Karen Daniel 4056 Matilda Street Nashville, Tennessee 37207	Churchill Mortgage Corp 761 Old Hickory Blvd Suite 400 Brentwood, TN 37027	04104001200

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 ($195,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS DALE COBB AND WIFE DEBBIE M. COBB (Grantors)**, have this day bargained and sold, and do hereby transfer and convey unto the said **KAREN DANIEL, UNMARRIED (Grantee)**, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16, on the plan of Dalemere, Section I, of record in Book 2900, page 35, Register's Office for Davidson County, Tennessee.

Said Lot 16 fronts a total of 348.69 feet on the southwesterly side of Matilda Street and extends back along converging lines 181 feet on the westerly side and 311.98 feet on the southerly side to a point.

Being the same property conveyed to Thomas Dale Cobb and wife, Debbie M. Cobb by deed from Samuel A. Mann and wife Linda V. Mann, dated August 13, 1979, and of record in Book 5482, page 190, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $195,000.00.
Subscribed and sworn to before me this 18TH of March, 2010.

Karen Daniel
Affiant

Notary Public

My Commission Expires: _____

NOTARY PUBLIC OF DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires NOV. 7, 2011

This is improved property located at 4056 Matilda Street, Nashville, Davidson County, Tennessee, 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 18 day of March, 2010.

Thomas Dale Cobb

THOMAS DALE COBB

Debbie M. Cobb

DEBBIE M. COBB

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, **THOMAS DALE COBB**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 18th day of March, 2010.

BENNETT F. BRATCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, **DEBBIE M. COBB**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th day of March, 2010.

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10