RHONDA M. SCHNEIDER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100041820 DEEDWARR
Recvd: 07/08/10 11:36 2 pgs
Fees:13.00 Taxes:795.13
20100708-0053493

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) *My Commission Expires: ~~Aug. 22~~, 2011*

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy E. Cates and David Norman Cates, wife and husband	PrimeLending, A Plains Capital Company	MAP 014-16-0, PARCEL 001
	(NAME)	
3499 Binkley Road	18111 Preston Road, Suite 900	MAP 021-04-0, PARCEL 006
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

* Katherine F. Dalton A/K/A Katherine F. Dalton

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Katherine F. Dalton unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nancy E. Cates and David Norman Cates, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PARCEL 1:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FELTSWOOD, SECTION ONE, AS OF RECORD IN BOOK 3700, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BINKLEY ROAD AT THE INTERSECTION OF SAID MARGIN AND THE EASTERN BOUNDARY LINE OF THE CHAPMAN PROPERTY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ROAD SOUTH 75 DEG. EAST 210 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET SOUTHEASTERLY 39.27 FEET TO A POINT ON THE WESTERLY MARGIN OF A 50 FOOT UNNAMED ROAD; THENCE WITH SAME IN A CURVE HAVING A RADIUS OF 553.92 FEET SOUTHWARDLY 167.57 FEET TO A POINT; THENCE SOUTH 88 DEG. WEST 230.16 FEET TO THE EASTERN BOUNDARY LINE OF SAID CHAPMAN PROPERTY; THENCE WITH SAME NORTH 9 DEG. EAST 235 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO H.F. DALTON AND WIFE, KATHERINE F. DALTON, BY DEED FROM TENNESSEE CONSTRUCTION COMPANY, OF RECORD AS BOOK 4618, PAGE 467, DATED JULY 1, 1972, SAID REGISTER'S OFFICE. THE SAID H.F. DALTON HAVING SINCE DIED, THE PROPERTY VESTS BY OPERATION OF LAW IN HIS SURVIVING SPOUSE, KATHERINE F. DALTON, THE GRANTOR HEREIN.

PARCEL 2:
A TRACT OF LAND IN THE SECOND, FORMERLY THE 14TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET AT THE SOUTHERLY TERMINUS OF THE WESTERLY RIGHT -OF-WAY OF A 50' ROADWAY, SAID IRON PIN ALSO BEING THE SOUTHEASTERLY CORNER OF LOT NO. 1, SECTION ONE, FELTSWOOD SUBDIVISION OF RECORD IN BOOK 3700, PAGE 13, R.O.D.C., TENNESSEE AND ALSO BEING SOUTHERLY 146.95 (AS MEASURED ALONG THE WESTERLY RIGHT-OF-WAY OF SAID 50 ROADWAY) FROM THE SOUTHERLY TERMINUS OF THE SOUTHWESTERLY RETURN FROM BINKLEY ROAD; THENCE WITH THE EXTENSION OF THE WESTERLY RIGHT-OF-WAY OF SAID 50 ROADWAY SOUTHERLY WITH A 632.97 RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10B0 29 00 (AND A CHORD BEARING AND DISTANCE OF S 1 DEG. 53' 07" E, 115.65') A DISTANCE OF 115.81' TO AN EXISTING CONCRETE MONUMENT; THENCE CONTINUING WITH THE EXTENSION OF SAID ROAD S 07 DEG. 07' 37" E, 313.37' TO AN IRON PIN SET; THENCE WITH SAID ROADWAY SOUTHEASTERLY WITH A 175.77' RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 79 DEG. 19' 25" (AND A CHORD BEARING AND DISTANCE OF S 43 DEG. 12' 40" E, 224.37') A DISTANCE OF 243.35' TO AN IRON PIN SET; THENCE LEAVING THE WESTERLY MARGIN OF SAID

WARRANTY DEED
(Continued)

50 ROADWAY S 03 DEG. 32' 58" W, 1.00' TO AN IRON PIN SET; THENCE N 86 DEG. 27' 02" W, 221.58' TO AN EXISTIIG IRON PIN AND CONTINUING 328.57' FOR A TOTAL OF 550.15' TO AN EXISTING IRON PIPE; THENCE N 06 DEG. 51' 54" E, 430.26' TO AN IRON PIN SET; THENCE N 15 DEG. 38' 51" E, 140.00' TO AN EXISTING IRON PIN, THE SOUTHWESTERLY CORNER OF SAID LOT NO. 1; THENCE ON COMMON LINE BETWEEN THE PROPERTY HEREIN DESCRIBED AND SAID LOT NO. 1, S 86 DEG. 38' 37" E, 254.20' TO POINT OF BEGINNING AND CONTAINING 4.432 ACRES AS PER SURVEY BY THEODORE E. MARTIN, JR. DATED SEPTEMBER 24, 1981.

BEING THE SAME PROPERTY CONVEYED TO ROY T. DALTON BY DEED FROM MCDOWELL DEVELOPMENT CORPORATION, OF RECORD AS BOOK 5807, PAGE 227, SAID REGISTER'S OFFICE. THE SAID ROY T. DALTON HAVING SINCE DIED AND LEAVING A WILL OF RECORD IN WILL BOOK 36, PAGE 297, PROBATE RECORDS OF SUMNER COUNTY, TENNESSEE, WHEREIN SUBJECT PROPERTY WAS DEVISED TO HILLUS F. DALTON AND CAROL J. WOODARD. THE SAID CAROL J. WOODARD HAVING CONVEYED HER INTEREST TO HILLUS F. DALTON IN DEED OF RECORD AS BOOK 6725, PAGE 76, DATED NOVEMBER 22, 1985. THE SAID HILLUS F. DALTON HAVING SINCE DIED AND THE PROPERTY VESTS BY OPERATION OF LAW IN HIS SURVIVING SPOUSE, KATHERINE F. DALTON, AND HIS TWO CHILDREN DONNIE DEWAYNE DALTON AND DONNA KEEL, THE ONLY HEIRS AT LAW. DONNIE DEWAYNE DALTON AND DONNA DALTON KEEL SUBSEQUENTLY CONVEYED THEIR RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY UNTO KATHERINE F. DALTON , BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. ~~20100625-0049569~~ 20100708 0053492, SAID REGISTER'S OFFICE.

DONNA LOUISE KEEL EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF KATHERINE F. DALTON PURSUANT OF DURABLE POWER OF ATTOTNEY OF RECORD IN INSTRUMENT NO. 20100625-0049569, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENENSSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3499 Binkley Road, Joelton, TN 37080
(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/our hand(s) this 28th day of June, 2010.

Katherine F. Dalton by Donna Louise Keel Attorney in Fact 6-28-10
KATHERINE F. DALTON, by her attorney-in-fact,
Donna Louise Keel

State of Tennessee :
County of Davidson

On this 28th day of June, 2010, before me, a notary public in and for the said County and State, DONNA LOUISE KEEL, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KATHERINE F. DALTON and who acknowledged that she executed the same as the free act and deed of the said KATHERINE F. DALTON.

Witness my hand and official seal on the day and date first above written.

Mary Birthright
Notary Public
My commission expires: 11-7-11

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:

PROPERTY TITLE SERVICES
131 Indian Lake Rd. Suite 208
Hendersonville, TN 37075
615-264-8727