Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100068652 DEEDWARR
Recvd: 10/29/10 10:30 2 pgs
Fees:13.00 Taxes:586.45
20101029-0086663

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$158,500.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2010.

Notary Public

My commission expires: (AFFIX SEAL)

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shelly A. Calahan	New Owner	**Map 173-09-0-A, Parcel 310CO**
914 Tote Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jack C. Dulaney and wife, Pamela Dulaney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelly A. Calahan, unmarried

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 the 31st Councilmanic District of Davidson County, Tennessee, being Lot No. 266 on the Plan of Lenox Village, Phase Four, a Planned Unit Development, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Pamela R. Dulaney and Jack C. Dulaney, wife and husband, by Warranty Deed from Don B. Smithson d/b/a Don B. Smithson Construction, dated January 24, 2005, of record in Instrument No. 20050126-0009437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Charter, Easements, Covenants and Restrictions and By-Laws of Lenox Village of record in Instrument No. 20020315-0032826; Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed on behalf of Pamela R. Dulaney, pursuant to a Power of Attorney executed by same on the 7th day of October, 2010, of record in Book ____, page _____, Register's Office for Davidson County, Tennessee.

*20101029008662

This is improved (_X__) Unimproved (____) property, known as **914 Tote Lane, Nashville, TN 37211**

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 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 **27th** day of **October, 2010.**

Jack C. Dulaney

Pamela R. Dulaney

By: **Jack C. Dulaney, Attorney-in-Fact**
Jack C. Dulaney, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Jack C. Dulaney,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **October, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Jack C. Dulaney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Pamela R. Dulaney, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Pamela R. Dulaney for the purpose therein contained, by signing the name of Pamela R. Dulaney by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2008.

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.