RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20110037137 DEEDWARR Recvd: 06/21/11 13:35 2 pgs Fees:13.00 Taxes:1406.00 20110621-0047569

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010208

MAP - PARCEL NO: 172-01-0A042.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
FIRST BANK	SCOTT A. HALE	FIRST BANK
2021 HAMILTON PLACE BLVD	63 NICKLEBY DOWN	2021 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421	BRENTWOOD, TN 37027	CHATTANOOGA, TN 37421

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Don Hale and wife, Dixie M. Hale**, have bargained and sold and by these presents do transfer and convey unto **Scott A. Hale, and wife, Jennifer Hale**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Copperfield Revised of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Don Hale and wife, Dixie M. Hale by Warranty Deed from Michael Livingston, unmarried and John Livingston, unmarried, of record in Instrument No. 20050204-0013515, dated January 31st, 2005.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2011 Davidson County property taxes are a lien, but are not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482, Book 7208, page 889, Book 6779, page 296, and in Book 6783, page 973
3. All matters as shown on the Plan of record in Plat Book 6900, page 555-559, Register's Office for Williamson County, Tennessee.

4. Easement for transmission lines granted to USA-TVA of record in Book 2438, page 376, Register's Office for Davidson County, Tennessee.

5. Easement for common area and facilities granted to Copperfield Homeowners Association of record in Book 7150, page 358, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewer/water lines granted to Metro Government of record in Book 7593, page 488, and Book 7593, page 511, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 17th day of June, 2011.

Don Hale

Don Hale

Dixie M. Hale

Dixie M. Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Don Hale and Dixie M. Hale**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 17th day of June, 2011.

Notary Public

My Commission Expires:
3-1-2015

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$380,000.00**.

Scott A. Hale

Affiant

SWORN TO and subscribed before me on this 17 day of June, 2011.

Notary Public

My Commission Expires:
3-1-2015

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY