03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,400.00

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 3rd day of February, 2012.

Notary Public
My commission expires: 02/11/13

03-1201-37479

Address of New Owner:	Send Tax Bills to:	Tax Information
John Michael Dale 8480 Whites Creek Pike Joelton TN 37080	ARK-LA-TEX FINANCIAL SERVICES, LLC 5160 TENNYSON PARKWAY, # 2000W PLANO, TX 75024	004-00-0-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard R. Dillard and wife, Anita Dillard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Michael Dale and John Matthew Dale, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

All of that parcel of land in the City of Joelton, Davidson County, Tennessee, as more completely described in Deed Book 10926, Page 891, ID# 4-00-8, being known and designated as 8480 Whites Creek Pike and further described as follows, to-wit:

BEGINNING at a point in the east right-of-way of Whites Creek Pike a/k/a U.S. Highway No. 431, and the center of a private drive leading to the residence of Floyd Wooden; thence with the east right-of-way of Whites Creek Pike, South 32° East, 210 feet to a point; thence on a line parallel with said private drive, North 30° East 420 feet to a point; thence parallel with said Whites Creek Pike, North 32° 210 feet to a point in the center of said private drive; thence with the center of said private drive, South 30° West 420 feet to the beginning.

For informational purposes only, prior deeds of record have set out subject property as containing two acres, more or less.

Being the same property conveyed to Richard R. Dillard and wife, Anita Dillard, by deed from Shaun Donovan, the Secretary of Housing and urban Development of Washington, D.C. dated December 24, 2009, recorded December 31, 2009, in Instrument No. 20091231-0118797, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8480 Whites Creek Pike, Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120010762 DEEDWARR
Recvd: 02/13/12 14:44 2 pgs
Fees:13.00 Taxes:352.98
20120213-0012582

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 hand this 3rd day of February, 2012.

Richard R. Dillard

Anita Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard R. Dillard and Anita Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of February, 2012.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013.