This instrument prepared by
Bass, Berry + Sims
First American Center
Nashville, TN 37238

BOOK 5193 PAGE 963

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. E. Carter, III & Cary B. Carter, joint tenants (NAME:)	First American Natl. Bank (NAME:)	
433 Royal Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	c/o Guaranty Mortgage (STREET ADDRESS)	117-5-50
Nashville TN 37205 (CITY) (P. O. ZONE) (STATE)	P. O. Box 786 Brentwood, Tenn. 37027 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifty-eight thousand, five hundred and no/100 ($58,500.00)---------- *DOLLARS*

receipt of which sum, in cash, from Francis E. Carter, III and Cary B. Carter is hereby acknowledged, I, Sarah Morton Beasley, having been appointed attorney-in-fact for Ava P. Morton with full power to sell the hereinafter described property and to execute this deed, by instrument of record in Book 5191, page 20, Register's Office for Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said Francis E. Carter, III and Cary B. Carter as joint tenants with a right of survivorship, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 30 on the Map of the Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for said County. Said Lot No. 30 fronts 100 feet on the Northerly side of Hampton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to A. H. Morton and wife, Ava P. Morton, by deed from C. B. Kelley, unmarried, of record in Book 1139, page 119, Register's Office for said County, the said A. H. Morton having since died on or about May 7, 1957.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,500.00

Affiant

Subscribed and sworn to before me, this the 31th day of August, 1987

Notary Public

My commission expires: May 13, 1989

(Affix Seal)

DONNA RUSS NOTARY PUBLIC

E 2 4 6 3 8

BOOK 5193 PAGE 964

IDENTIF. REFERENCE

SEP 7 1 44 PM '77

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

SEP-7-	CONV	58,500.00			
SEP-7-S'TAX			B*	152.10	
SEP-7-PR'FEE			B*	.50	
SEP-7-	W'DEED		B*	6.00	* 158.60

unimproved ( )
This is improved (X) property, known as 3606 Hampton Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Francis E. Carter, III and Cary B. Carter ("Grantees") a joint tenants with a right of survivorship, their *heirs and assigns, forever.*

And Ava P. Morton does *covenant with the said* Grantees *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1977 taxes, not yet due and payable, to be prorated and paid by Grantees.

And Ava P. Morton does

~~XX~~ *further covenant and bind* her *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.*

Witness hand this 30th *day of* August, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* Francis E. Carter, Jr., being the husband of Cary B. Carter, executes this instrument for the sole purpose of waiving and releasing whatever rights he has or may have in said property by virtue of his marital relationship with Cary B. Carter

Sarah Morton Beasley
Attorney-in-Fact for Ava P. Morton
Sarah Morton Beasley, Attorney-in-Fact fo
Ava P. Morton

Francis E. Carter, Jr.
Francis E. Carter, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of August, 1977,
Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Sarah Morton Beasley, to me known to be the person who executed the foregoing instrument in behalf of Ava P. Morton and acknowledged that she executed the same as the free act and deed of said Ava P. Morton.
~~the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.~~

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1977.

Dena Russell, Notary Public.

Commission Expires May 13, 1981.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dena Russell, a Notary Public in and for said County and State, the within named Francis E. Carter, Jr.

.....

.....

~~the bargainor~~....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained,

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1977.

Dena Russell, Notary Public.

Commission Expires May 13, 1981.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....