THIS INSTRUMENT PREPARED BY:
NORMAN D. LANE, ATTORNEY AT LAW
214 Third Avenue North
Nashville, TN 37201
(615) 244-2070

BOOK 5219 PAGE 477

WARRANTY DEED

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 1983.

_____
AFFIANT

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe F. Carlton, Jr. and wife, Ann L. Carlton	Same	Map 133
1017 Antioch Pike		Parcel 42
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joe F. Carlton, Jr., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ann L. Carlton, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to-wit:

TRACT I: Being Lot No. 3 on the Plan of the Subdivision of the McPherson Land, as of record in Book 3500, page 40, Register's Office for said County to which plan reference is here made for a more complete description of said lot.

TRACT II: Land situated in the 5th Civil District of said County and fronting on Antioch Pike, described as follows:

Beginning at the Northeast corner of Ralston's property and the center of Antioch Pike; thence running Easterly in the center of Antioch Pike 198.97 feet more or less to a stake on the Northwest corner of the railroad property; thence Southwest with the railroad property line 310 feet more or less to a triangle concrete marker; thence Northwest 332 feet more or less to the point of beginning in the center of Antioch Pike.

Being the same property conveyed to Joe F. Carlton, Jr., Unmarried (he having since married the said Ann L. Carlton) by deed from Sammy W. Ralston and wife, Margaret Dalton Ralston of record in Deed Book 5248, page 631, Register's Office for Davidson County, TN.

It is the expressed intent of the Grantor herein to convey to the Grantee by this instrument so as to create an estate by the entireties in and to the entire interest in this said property previously held by the Grantor and in compliance with T.C.A. §66-1-109.

This is improved property known as 1017 Antioch Pike, Nashville, Davidson County, Tennessee 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 GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this the 11th day of October, 1983.

Joe F. Carlton, Jr.
JOE F. CARLTON, JR.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joe F. Carlton, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 11th day of October, 1983.

MY COMMISSION EXPIRES: 1/19/86

Mark Lee Taylor
NOTARY PUBLIC

RECEIVED
1983 APR 23 A 9:11
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

TAX 9.00
REC 3.00
MTG 77.00