THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

WARRANTY DEED

FROM: Margaret B. Humphrey Butler ("GRANTOR")

TO: Robert L. Carter and wife, Barbara T. Carter ("GRANTEES")

ADDRESS NEW OWNER
Mr. & Mrs. Robert L. Carter
2300 Hammond Drive
Nashville, TN 37208

SEND TAX BILLS TO
Mr. & Mrs. Robert L. Carter
825 Horner Avenue
Nashville, TN 37204

MAP AND PARCEL NO.:
081-14-120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Thousand, Eight and 47/100 Dollars ($7,008.47) cash in hand paid by Robert L. Carter and wife, Barbara T. Carter, and the assumption of a promissory note in the original principal amount of $7,550.00 executed by John William Humphrey and wife, Margaret B. Humphrey, payable to Walter M. Noel and Company (now National Life of Vermont, mortgage loan number 313-949) and secured by a lien contained in a Deed of Trust, recorded in Book 2578, Page 25, Register's Office for Davidson County, Tennessee; and GRANTEES' agreement to save and hold GRANTOR harmless from any further or future obligation arising from said indebtedness; the receipt and sufficiency of all of which is hereby acknowledged, I, Margaret B. Humphrey Butler, have bargained and sold, and by these present do transfer and convey to the said Robert L. Carter and wife, Barbara T. Carter, their heirs and assigns, my undivided one-half interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 57 on the Revised Plan of FISK PARK, of record in Book 2331, Page 114, Register's Office for Davidson County, Tennessee, and being described as follows: BEGINNING at a point in the westerly margin of 23rd. Avenue North at the common corner of Lots No. 57 and 58; thence with the line between said lots westerly 97 feet to a point a corner of Lot No. 56 on said Plan; thence with the line between Lots No. 56 and 57, southerly 75 feet to a point in the northerly margin of Hammond Drive; thence with the margin of said Drive, easterly 77 feet to a monument; thence around a curve northeasterly 31.4 feet to another monument in the westerly margin of 23rd. Avenue North; thence with said Avenue northerly 55 feet to the point of beginning.
>
> And Being the same property conveyed to John William Humphrey and wife, Margaret B. Humphrey, by Deed from AJAX Development Company of record in Book 2603, Page 293, Register's Office for Davidson County, Tennessee. The said John William Humphrey having since died.

This is improved property known as 2300 Hammond Drive, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said undivided one-half interest in and to the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Carter and wife, Barbara T. Carter, their heirs and assigns, forever.

And I do covenant with the said Robert L. Carter and wife, Barbara T. Carter, that I am lawfully seized and possessed of an undivided one-half interest in said land in fee simple; have a good right to convey it, and the same is unemcumbered, except as hereinbefore set forth and real property taxes for 1984, all of which are assumed by GRANTEES.

And I, Margaret B. Humphrey Butler, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title of the said Robert L. Carter and wife, Barbara T. Carter, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of June, 1984.

T 32379 IDENTIF. REFERENCE JUN 27 2 01 PM '84 FELIX A. WILSON II REGIST DAVIDSON COUNTY TN

Margaret B. Humphrey Butler
MARGARET B. HUMPHREY BUTLER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers a Notary Public in and for said County and State, the within named Margaret B. Humphrey Butler, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1984.

Ruth Anne Carruthers
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 4-19-87

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 7500.00.

Robert L. Carter Barbara T. Carter
AFFIANT

Subscribed and sworn to before me, this 20th day of June, 1984.

Ruth Anne Carruthers
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 4-19-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6325 PAGE 557

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7500.00-	CA'T.
			19.50	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 26.00-
8857A	06/27/84			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 32379

IDENTIF. REFERENCE

JUN 27 2 01 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048063