THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 8

ADDRESS NEW OWNER:

John J. Carlton
5037 Briarwood Drive
Nashville, TN. 37211

SEND TAX BILLS TO:

same

MAP-PARCEL NUMBERS:

6DU-29265
MAP 147-9
PARCEL 113

WARRANTY DEED

BOOK 6455 PAGE 908

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT D. BORDERS and wife, SHERRON M. BORDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN J. CARLTON and wife, SANDRA H. CARLTON

hereinafter called the Grantee, Grantee's heirs and assigns, 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. 223 on the plan of Section Three, Caldwell Country Estates, of record in Book 2663, page 130, and amended in Book 2910, page 391, all in Register's Office for said County.

SAID Lot No. 223 fronts 95 feet on the southerly margin of Briarwood Drive and extends back 430.8 feet on the easterly line and 411.3 feet on the westerly line to a dead line in the rear, measuring 98.25 feet thereon.

BEING the same property conveyed to Robert D. Borders and wife, Sherron M. Borders by deed from Harry Wesley Borders, III, and Robert Duncan Borders, Co-Executors of the Estate of Harry Wesley Borders, Jr., deceased, of record in Book 5992, page 604, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2907, page 93, and amended in Book 2921, page 87, and corrected in Book 2921, page 601, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 5037 Briarwood Drive, Nashville, TN. 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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of December, 1984.

Robert D. Borders

Sherron M. Borders

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of December, 1984, before me personally appeared Robert D. Broders and wife, Sherron M. Broders, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 77,900.00.

John J. Carlton
Affiant

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

My Commission Expires: 10-24-88

Notary Public

1.7.2 1.0 4.

T. IDENTIF. REFERENCE

Dec 21 12 03 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK 7985 - 04 - 22109

WARRANTY DEED

from:
Robert D. Borders, et ux

to:
John J. Carlton, et ux

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6452 PAGE 910

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

77900.00- CAMT.
202.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 209.04-
7825A12/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.2 1:0 4.

IDENTIF. REFERENCE

Dec 21 12 03 PM '84

FELIX Z. WILSON CT REGISTER
DAVIDSON COUNTY, TN

No. 95590