New Owner +
Send Tax Statements To:
David Scott Carter et ux
224 A Camelot Dr.
Nashville, Tn. 37221

Prepared By:
YOUNG & WOODARD
408 Main Street
Franklin, TN 37064

Map 143 Parcel 2 A 67

WARRANTY DEED BOOK 6555 PAGE 582

FOR AND IN CONSIDERATION of the sum of Thirty-Five Thousand ($35,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt and sufficiency of which is hereby acknowledged, I, KARL E. PETERS, have this day bargained and sold and by these presents do hereby transfer and convey unto the said Grantees, DAVID SCOTT CARTER and wife, GAEL THOMPSON (wife) CARTER, their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Lying, located and being in Davidson County, Tennessee, and BEING Lot No. 67 on the Plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, pages 751, 752, and 753, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more complete description of said Lot.
>
> Being the same property conveyed to Karl E. Peters by Deed of John R. Beasley, III, Trustee, with full power to mortgage, sell, encumber, restrict, and/or convey without the joinder of any beneficiary, as of record in Book 6480, page 756, Register's Office of Davidson County, Tennessee.
>
> The address of this property is 601 Harpeth Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said parcel or tract of land, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND I do covenant with the Grantees, that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1) Subject to 1985 taxes which have been prorated and will be paid by the Grantees when due.

2) Subject to sewer easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, Book 5364, page 882, and Book 6407, page 892, said Register's Office.

3) Subject to overpass construction easement of record in Book 5102, page 956, said Register's Office, with Seabord Rail-Road (formerly L & N Railroad)

4) Subject to Declaration of covenants, conditions, restrictions, easements, rights of liens and or rights of assessments and limitations, and or rights pertaining thereto as specified in instruments of record in Book 6274, page 148, and Book 5380, page 357, said Register's Office, including those contained in instruments for Harpeth Trace Services Association, of record in Book 5120, page 199 and Book 5120, page 208, said Register's Office.

5) Subject to the Plan of record in Book 5200, pages 751, 752, and 753, said Register's Office, which shows an owner's certificate, minimum building setback lines, building site area, easements for public utilities and drainage, and identified common areas.

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 Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 10th day of May, 1985.

KARL E. PETERS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 6555 PAGE 584

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARL E. PETERS, the Bargainor, with whom I am personally acquainted and whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 10th day of May, 1985.

NOTARY PUBLIC

My Commission Expires:

11-24-85

ELIZABETH THEAT NOTARY PUBLIC WILLIAMSON COUNTY, TN.

****

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property transferred is $35,000.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of May, 1985.

NOTARY PUBLIC

My Commission Expires:

11-24-85

ELIZABETH THEAT NOTARY PUBLIC WILLIAMSON COUNTY, TN.

FILED
MAY 14 9 20 AM '85
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

J.O. 4087

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6555 PAGE 585

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

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 100.50-
7309A05/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.04087

IDENTIF. REFERENCE

MAY 14 9 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 134002