BOOK 6907 PAGE 275 FILE BOX 3

FORM No. WD-3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William B. Carter (NAME)	WILLIAM B CARTER (NAME)	18-16
216 Cafe Street (STREET ADDRESS OR ROUTE NUMBER)	203 NEW BRICK CHURCH CIRC (STREET ADDRESS)	121
Goodlettsville, TN. 37072 (CITY) (STATE) (P.O. ZIP)	GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	GO-15474

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christine Grimes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Carter and wife, Rebecca Carter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

A certain tract or parcel of land in Davidson County, Tennessee, as follows:

10th Civil District situated on the west side of Cafe Street in Goodlettsville Tennessee, beginning at Jesse Baker's N. E. Corner and running west with said Baker's Line 441 feet or to Jesse Baker's N. W. Corner; thence N. about 62 feet with the geave yard line to Cain Thomas corner; thence east about 441 feet to said Cafe Street; thence south about 62 feet to the beginning.

Being the same property conveyed to Effie Joyner by deed of record in Book 1199, page 646, Register's Office for Davidson County, Tennessee. The said Effie Joyner having since died intestate leaving said property vested solely in Christine Grimes, unmarried, as the only surviving heir.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

17015

IDENTIFICATION REFERENCE

Jun 3 8 17 AM '86

FELIX Z. MILTON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 216 Cafe Street, Goodlettsville, TN. 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. 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 23rd day of June, 19 86

Christine Grimes

by Barbara Dykes
Atty-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

BOOK 6907 PAGE 276

On this the 23rd day of June, 19 86, before me personally appeared Bertha Tipton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christine Grimes, and who acknowledged that she executed the same as the free act and deed of the said Christine Grimes by virtue of that Power of Attorney, duly executed by the said Christine Grimes and appearing of record in Book 6907, page 274, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 19 86.

My commission expires: 7-18-87

Notary Public

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Christine Grimes

TO
~~William B. Carter~~
Rebecca Carter

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6907 PAGE 277

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
			760[illegible].00- CAPIT.	
			19.76 CSTAX	
			.50 PRFEE	
			6.00 WDC[illegible]	
			CHECK	26.26-
3130AC7/03/86			REC	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17015

IDENTIFICATION REFERENCE

JUL 3 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 266545