Box 43

BOOK 7523 PAGE 825

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THIS INSTRUMENT PREPARED BY:

Alf Adams, Jr.
Attorney at Law
One Union Street
P.O. Box 3428
Nashville, TN 37219-0428

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. & Mrs. Gradie L. Carter	Same	Map 53-15
114 Ray Avenue	Same	Parcel 1
Old Hickory, TN 37138	Same	

WARRANTY DEED

For and in consideration of love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Gradie L. Carter, have bargained and sold and by these presents do transfer and convey unto my wife, Estelle Carter, an interest as tenant by the entireties in a certain tract of land in Davidson County, Tennessee described as follows to wit:

> A certain tract or parcel of land lying and being in the Fourth Civil District of Davidson County, Tennessee, and more particularly bounded and described as follows:
>
> Beginning at an iron pin on the southerly margin of a 30-foot right-of-way 1344.1 feet, more or less, south 39 degrees 41 minutes west of the center line of the Old Hickory Branch of the Tennessee Central Railroad tract in Hadley's Bend of the Cumberland River, said point on the center line being approximately 3-1/2 miles northwesterly along said railroad from the Lebanon Pike; thence along the westerly margin of said 30-foot right-of-way south 39 degrees 41 minutes west 184 feet to an iron pin at the southerly end of said right-of-way; thence south 88 degrees 45 minutes west 1379.3 feet to an iron pin; thence south 9 degrees 45 minutes east 1386 feet to an iron pin at the Old U. S. Government fence; thence along this fence, north 88 degrees 42 minutes west 1422.7 feet to a stake; thence north 42 degrees 45 minutes west 236.1 feet to the westerly bank of a slough; thence north 46 degrees west 84 feet; thence north 49 degrees 40 minutes west 348.4 feet to an iron pin; thence north 32 degrees 26 minutes east 1096 feet, more or less, to the southwest corner of the property conveyed to Jesse B. Collins and Edna W. Collins by deed from Elvin D. MacArthur, of record in Book 2280, Page 507, Register's Office for said County; thence with said Collins' southern boundary line, south 63 degrees 45 minutes west 50 feet, more or less, to an iron pin in the center of a drainage ditch; thence with said ditch, north 78 degrees 16 minutes east 357.5 feet to an iron pin, south 89 degrees east 250.4 feet to a stake and south 78 degrees 30 minutes east 67 feet; thence south 1 degree 20 minutes east 15 feet to an iron pin; thence north 85 degrees 05 minutes east 391 feet and north 88 degrees 45 minutes east, passing said Collins' southeast corner at 637.3 feet, in all 1189.3 feet to an iron pin; thence north 0 degrees 1 minute east 382 feet to an iron pin on the

southerly margin of a 30-foot right-of-way; thence with same, south 50 degrees 19 minutes east 400 feet to the beginning, containing 52.7 acres, more or less.

Being the same property conveyed to Gradie L. Carter and wife, Louise L. Carter by deed from Golden L. Lefevre and wife, of record in Book 2394, Page 117, said Register's Office, the said Louise L. Carter being now deceased.

It is my intention by this instrument to create an estate by the entireties in and to the entire interest in said property previously held by me in fee simple.

This is improved property known as 114 Ray Avenue, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said interest in said tract of land with appurtenances, estate, title and interest thereto belonging to the said Estelle Carter, her heirs and assigns forever, and I do covenant with her that I am lawfully seized and possessed of said land in fee simple, have a good right to convey said interests and the same is unemcumbered;

And I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to said interest in said land to the said Estelle Carter, her heirs and assigns, against the claims of all persons whomsoever.

WITNESS my hand this 21st day of April, 1988.

Gradie L Carter
GRADIE L. CARTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly J. Yochum, a Notary Public in and for said County and State, the within named Gradie L. Carter, the bargainor, with whom I am personally acquainted, (or 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 Nashville, Tennessee, this 21st day of April, 1988.

Beverly J. Yochum
NOTARY PUBLIC

BEVERLY J. YOCHUM NOTARY PUBLIC AT LARGE STATE OF TENN.

MY COMMISSION EXPIRES:

1-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ - 0 - .

Gracie L Carter
AFFIANT

Subscribed and sworn to before me this 21st day of April, 1988.

Beverly J. Upchurch
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-9-91

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

23699

IDENTIFICATION REFERENCE

APR 22 10 40 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN