BOOK 7529 PAGE 45 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April 1988

Notary Public

MY COMMISSION EXPIRES: 3/12/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Vaulx Crockett, Suite 306, 315 Union, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stevens & Associates, Inc. (NAME)	same (NAME)	90-11-69
1803 Hayes Street (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	8DA27225
Nashville, TN 37203 (CITY) (STATE) (P.O. ZIP)	same (CITY) (STATE) (ZIP)	

FOR AND IN 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 E. P. Carrier and wife, Mary S. Carrier, and Peggy L. King, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stevens & Associates, Inc., a Tennessee Corporation, its successors and assigns

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:

Lane in Davidson County, Tennessee, being Lot No. 426 on the plan of Charlotte Park, Section VI, of record in Book 2900, page 7, Register's Office for said County.

Said lot fronts 103 feet on the east side of Basswood Avenue and runs back 102 feet on the north line and 161.8 feet on the south line to a dead line in the rear on which it measures 81 feet.

Being the same property conveyed to R. E. Carrier and E. P. Carrier by deed from James T. Johns and wife Joy P. Johns of record in Book 4817, page 385 Register's Office for Davidson County, Tennessee, The said R. C. Carrier having since died intestate January 9,1986,survived by his spouse and only heir-at-law namely Verlinda Lawrence Carrier and the said Verlinda Lawrence Carrier having since died intestate January 3,1988,survived by Peggy L. King as her only heir-at-law pursuant to Affidavit of Heirship of record in Book 7453,page 213, and Book 7453, page 215,Register's Office for Davidson County, Tennessee.

The plan of record in Book 2900,page 7, said Register's Office, shows an Owners Certificate,a 30 foot minimum building setback line from Basswood Avenue and a 10 foot easement for public utility purposes along the northerly and northeasterl lines of said lot.

Rights, conditions,obligations and restrictions in regard to the use of a sewerage system stated in an agreement between Consolidated Developments, Inc., and the City of Nashville,of record in Book 2593,page 566, Register's Office, Davidson County, Tennessee.

Property is sold "as is",subject to all visible and recorded easements, and all state and local planning,zoning and building regulations.

This is improved (X) unimproved ( ) property, known as 408 Basswood Drive, Nashville, TN 37209
(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 our hands this 21 day of April 1988

E. P. Carrier — Mary S. Carrier

Peggy L. King (unmarried) 19 April 1988

BOOK 7529 PAGE 46

STATE OF TENNESSEE } South Carolina
Davidson County } County of Kershaw

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. P. Carrier and wife, Mary S. Carrier

E P Carrier

Mary S. Carrier

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at South Carolina, this 21st day of April, 1988.

Notary Public

Commission Expires 12-21-94

STATE OF TENNESSEE } Florida
Davidson County } Brevard County

Before me, undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Peggy L. King

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at 1149 Hooper Ave, Palm Bay FL 32905 this 19 day of April, 1988.

Notary Public

Commission Expires May 2, 1989

Notary Public State of Florida at Large
My Commission Expires May 2, 1989
Bonded By Iowa National Ins. Co.

WARRANTY DEED

FROM

E. P. Carrier, et ux and

Peggy L. King

TO

Stevens & Associates, Inc.
1803 Hayes Street
Nashville, TN 37203

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

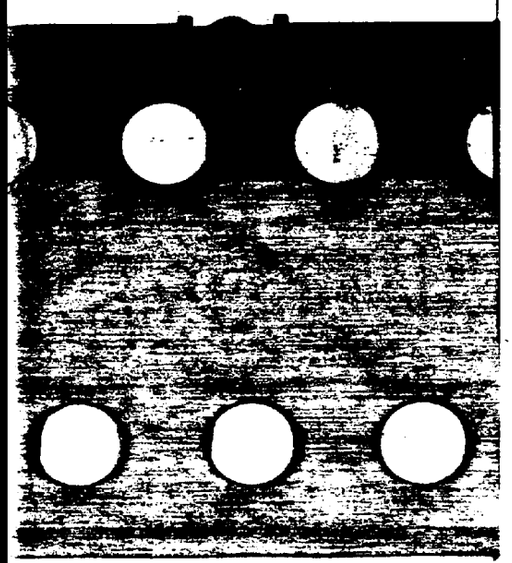
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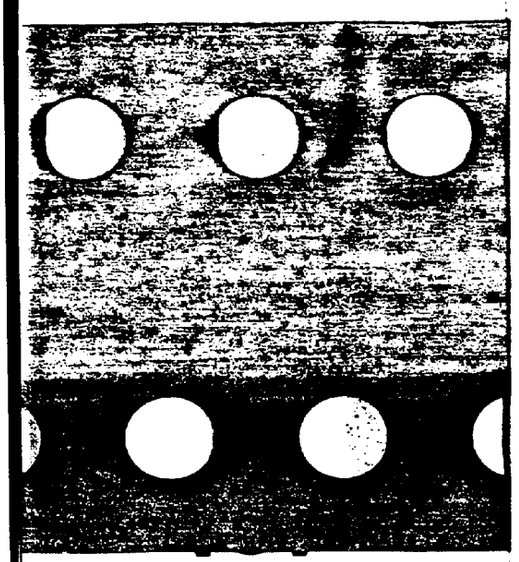
IDENTIFICATION REFERENCE

Apr 28 2 38 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

9385 04/28 0101 CKCHECK 160.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7529 PAGE 47

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 55000.00
CON TX 154.00
PRFEE 0.50
WDEED 6.00
TOTAL 160.50
CHECK 160.50

04/28/88 01 14:41 0001 9385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25469

IDENTIFICATION REFERENCE

APR 28 2 38 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85456