FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,940.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF May

Notary Public

MY COMMISSION EXPIRES: 5/24/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 | 111 West College Street, Murfreesboro, TN 37130 | 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traci L. McClanahan (NAME)	Wachovia Mortgage Company (NAME)	MAP 149-1-B
4600 Billingsgate Road (ADDRESS)	Post Office Box 3174 (ADDRESS)	PARCEL 116
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	2DX-07618

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, Steven D. Carter and wife, Kathy J. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Traci L. McClanahan and Donna R. Bryant, both unmarried, as joint tenants with the right of survivorship, and not as tenants in common

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:

Being Lot No. 225, Phase III on the Plan of Piccadilly Square of record in Plat Book 6250, Pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven D. Carter and wife, Kathy J. Carter by Deed from Wellington Enterprises LTD., of record in Book 7369, Page 67, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to (1) Easements of record in Book 6186, Page 238, Book 6251, Page 616, Book 6530, Pages 819 and 823, Book 6846, Pages 606 and 653, and Book 6298, Page 491; (2) Dedication of common area of record in Book 6236, Page 680, corrected in Book 6295, Page 503; (3) Storm Water Detention Agreement in Book 6782, Page 518; (4) Charter of Incorporation of Piccadilly Square Homeowner's Association of record in Book 7288, Page 963; (5) Declaration of covenants, conditions and restrictions of record in Book 6236, Page 683, amended in Book 6295, Pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596 and 602, Book 6300, pages 409, 423, 431 and 439, rerecorded in Book 6306, page 833, and Book 6496, pages 100, 107 and 114, and Book 6518, Pages 184 and 190, clarified in Book 6830, Page 739; (6) All matters appearing on the plan of record in Plat Book 6250, Pages 892-894; (7) Conveyance of open space of record in Book 6496, Page 99; and (8) Common area used as cemetery in Book 854, Page 73, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4600 Billingsgate Road, Antioch, TN 37013
(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 hand s this 29th day of May 19 92

Steven D. Carter

Steven D. Carter

Kathy J. Carter

Kathy J. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven D. Carter and wife, Kathy J. Carter

the bargainor s, 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 Nashville, Tennessee, this 29th day of May, 19 92.

Commission expires 5/24/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to a Deed of Trust executed by Steven D. Carter and wife, Kathy J. Carter to Leader Enterprises, Inc., Trustee(s) for Leader Federal Mortgage, Inc. (now being serviced by Wachovia), dated March 15, 1991, with an approximate unpaid balance of $79,949.55, of record in Trust Book 8313, page 733, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

17679

IDENTIFICATION REFERENCE

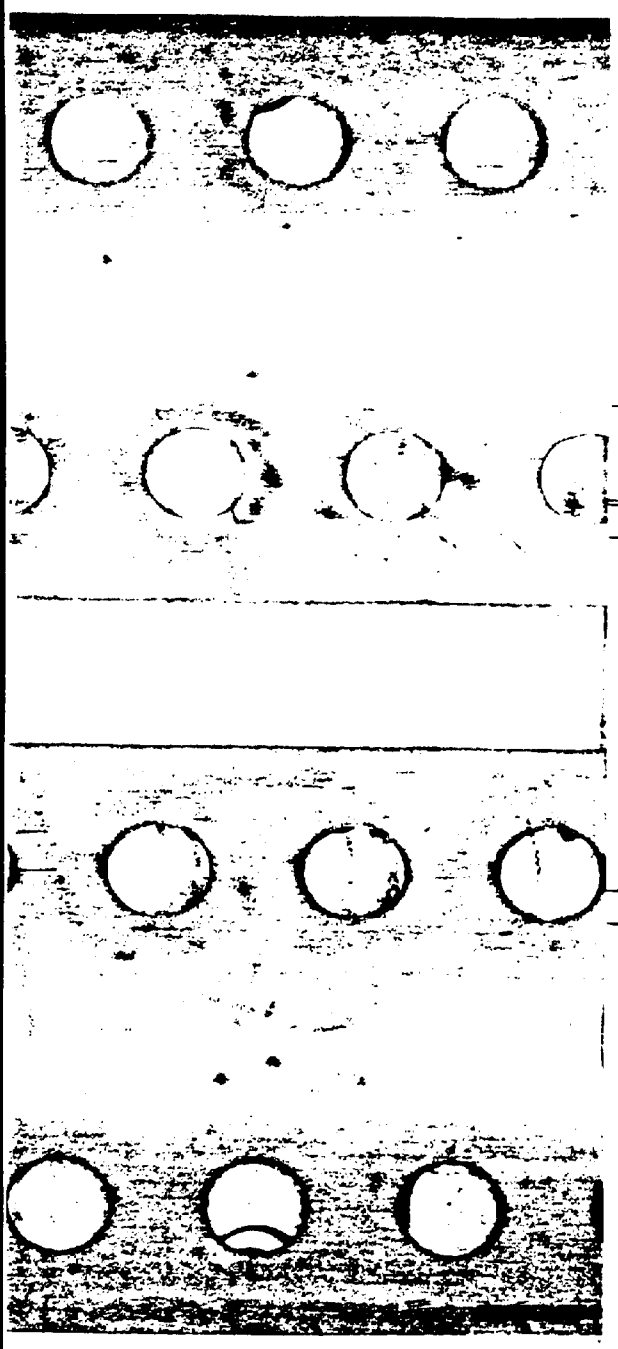
JUN 3 3 05 PM '92

9255 06/09 0101 03CDX 17.43

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard, Nashville, Tennessee 37217
[ ] 111 W. College Street, Murfreesboro, Tennessee 37130
[ ] 245 Dover Road, Clarksville, Tennessee 37040

JACK CASE WILSON
ATTORNEY - AT - LAW



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8646 PAGE 928

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
			CAMT 83949.55	
			CON TX 310.43	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 317.43	
			CHECK 317.43	
06/09/92	01		08:04 0001 9355	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17679

IDENTIF. REFERENCE

JUN 9 8 05 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 539129