27-13

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Troy Carter 109 Eastline Ave. Hendersonville, TN ~~209 Cedarcreek Drive~~ ~~Nashville, TN 37211~~ 37075	Bailey Mortgage Company Attn: Tax Dept. 200 S. Lamar, P.O. Box 1389 Jackson, MS 39215-1389	MAP and PARCEL 162-13-0-055.00

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C. Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Paul W. Cleckner and Beverly J. Cleckner, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Troy Carter, unmarried, and Howard Carter and Peggy Carter, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 53 on the Revised Plan of Section One, Cedarwood Estates, of record in Book 4675, Page 62, Register's Office for said County.

Said Lot No. 53 fronts 110 feet on the westerly side of Cedarcreek Drive and extends back 188.53 feet on the southerly line and 166.96 feet on the northerly line to a dead line, measuring 51.28 feet thereon.

Being the same property conveyed to Paul W. Cleckner and wife, Beverly J. Cleckner by deed from Don Carlos Bruce, III and wife, Sandra D. Bruce of record in Book 5515, Page 362, Register's Office for Davidson County, Tennessee.

This is property with a common address of 209 Cedarcreek Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4675, Page 62, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4753, Page 683, said Register's office; 4) Deed of Trust executed by Don Carlos Bruce, III and wife, Sandra D. Bruce to Franklin G. Clark, Trustee of record in Book 5422, Page 894, dated April 18, 1979, and secured to First and Mid-South Mortgage Company in the principal amount of $50,500.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.

PROPERTY PURCHASED "AS IS".

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $60,000.00

Howard W. Carter
Affiant

Subscribed and sworn before me this 27th day of September, 1993.

Lisa A. Jance
Notary Public

My Commission Expires: 10-14-96

93 SEP 29 AM 8:49
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

67885
IDENTIF. & REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **September, 1993**.

Paul W. Cleckner

Beverly J. Cleckner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Paul W. Cleckner and Beverly J. Cleckner, husband and wife** , with whom I am personally acquainted, or who 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 **27th** day of **September, 1993**.

Notary Public
My Commission Expires: 10-14-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

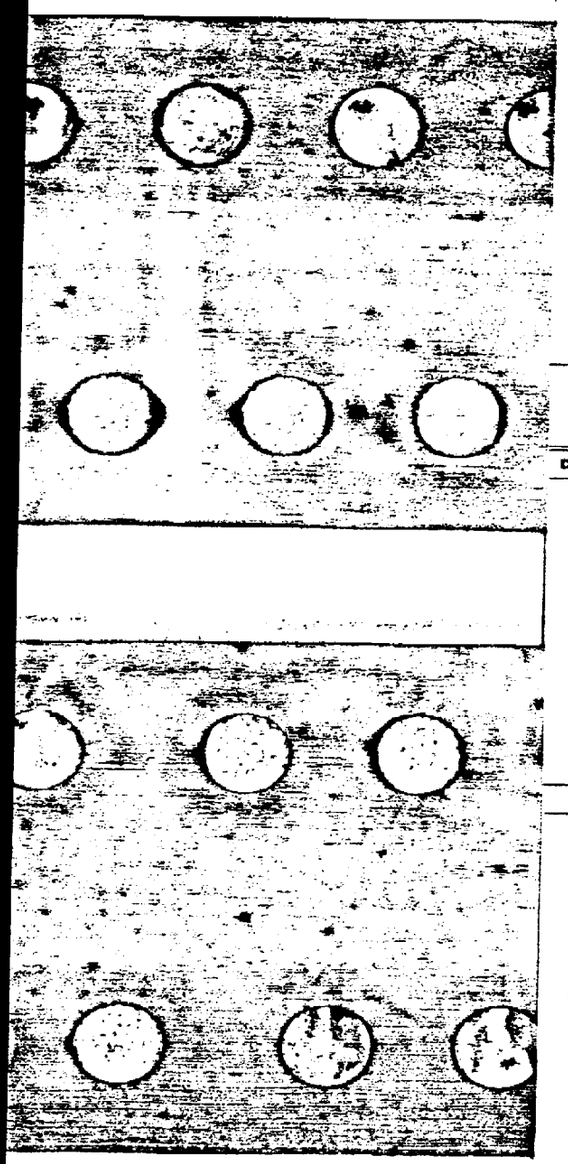
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **27th** day of **September, 1993.**

Notary Public
My Commission Expires:

File No. 9309-400

0758 09/29 0101 03CHECK



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

RECEIVED OF _____

FOR _____

BOOK 9095 PAGE 342

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
			09/29/93 01	08:52 0001 0758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67885
IDENTIF. # REFERENCE

93 SEP 29 AM 8:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 703119