This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

James L. Carter, Jr.
5476 Village Way
Nashville, Tn. 37211

NAME OF MORTGAGEE:

NationsBank
314 Main Street
Franklin, Tn. 37064

ADDRESS NEW OWNERS:

James L. Carter, Jr.
5476 Village Way
Nashville, Tn. 37211

MAP_____, GROUP___,PARCEL_____

Map 150-1, Parcel 127
Field Book No. 2DX-02707

WARRANTY DEED

BOOK 9279 PAGE 26

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-Two Thousand and 00/100'S *** ($92,000.00) DOLLARS, cash in hand paid, the receipt of all of which is hereby acknowledged, JAMES L. CARTER have/has this day bargained and sold and do/does hereby transfer and convey unto JAMES L. CARTER, JR. and WIFE, FRANCES P. CARTER, his/her/their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 of Section 4-A of Edge-O-Lake Estates, of record in Book 5060, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 80.86 feet on the southerly side of Mossdale Drive and runs back between lines, 154.25 on the west side and 144.38 feet on the east side, to a line in the rear, measuring 80.64 feet.

Being the same property conveyed to James L. Carter and wife, Janie S. Carter by warranty deed of Otis W. Charlton and Bob Bussey of record in Book 5494, page 294, Register's Office of Davidson County, Tennessee. The said Janie S. Carter having since died and by operation of law said property vested in James L. Carter.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said JAMES L. CARTER, JR. and WIFE, FRANCES P. CARTER, his/her/their heirs and assigns, forever.

AND GRANTOR(S) COVENANT(S) with the said JAMES L. CARTER, JR. and WIFE, FRANCES P. CARTER, that he/she/they is/are lawfully seized and possessed of said land, in fee simple, has/have a good right to convey it, and that it is unencumbered, except as follows:

1. 1994 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Sellers have paid to Buyers their pro rata portion on the above taxes. Buyers will be responsible for payment of said taxes when due and payable. Map 150-1 Parcel 127 Field Book No. 2DX-02707

2. Restrictions contained in instrument of record in Book 3836, page 23, Register's Office of Davidson County, Tennessee.

3. Subject to matters appearing on the Plan of Edge-O-Lake Estates, of record in Book 5060, page 83, Register's Office for Davidson County, Tennessee.

4. Amendment and Abandonment of Public Utility Easement of record in Book 5912, page 522, Register's Office of Davidson County, Tennessee.

5. Mortgage Loan Inspection by John Kohl & Company dated March 9, 1994, shows asphalt drive encroaching over said 10 foot public utility easement; neighbor's shed encroaching over onto said property.

AND GRANTOR(S) FURTHER COVENANT(S) and binds himself/herself/themselves, his/her/their heirs, successors and assigns, to warrant and forever defend the title to said property, to the said JAMES L. CARTER, JR. and WIFE, FRANCES P. CARTER, his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our/my hand(s), on this the 14 day of March, 1994.

James L Carter
JAMES L. CARTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared JAMES L. CARTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 14 day of March, 1994.

Cynthia M. Beard
Notary Public

(SEAL)

My Commission Expires:

Jan. 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

James L. Carter, Jr.

Sworn to and subscribed before me, on this the 14 day of March, 1994.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

Jan. 25, 1998

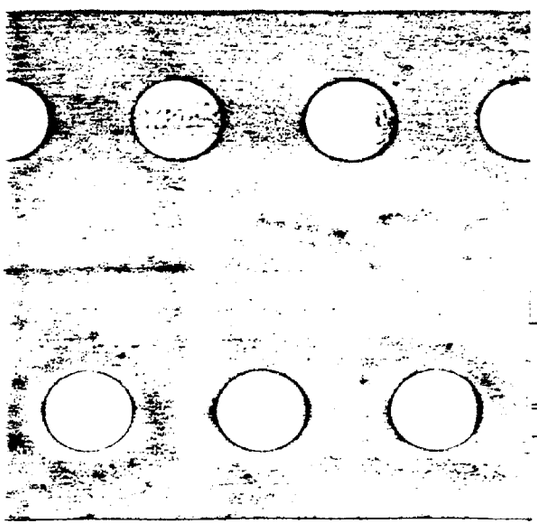
27864
IDENTIFICATION REFERENCE

94 MAR 15 AM 10:41
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1874 03/15 0101 03CHECK 349.40

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



RECEIVED OF _____

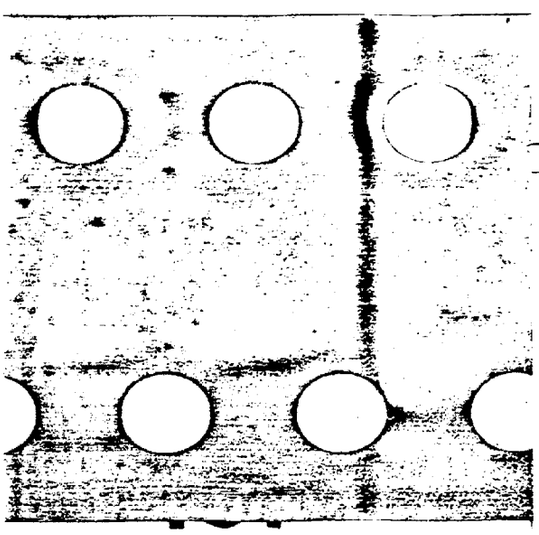
FOR _____

BOOK 9279 PAGE 28

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 92000.00
				CON TX 340.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 349.40
				CHECK 349.40
03/15/94		01		10:40 0001 1874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



27864
IDENTIF. & REFERENCE

94 MAR 15 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 767246