[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[John H. Carter]	Third National Bank in Nashville]	MAP and PARCEL]
[Joann Carter]	Attn: Tax Dept.]	]
[3734 Baxter Road]	201 4th Ave. North, 7th Fl]	8-137]
[Joelton, TN 37080]	Nashville, TN 37230]	]

[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, **Melvin A. Ezell, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John H. Carter and Joann 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:

Land in the 14th Civil District of Davidson County, Tennessee, described as being Tract No 2 of a survey made by Southern Land and Associates, Inc., dated June 20, 1975, as follows:

Beginning at a point in the center line of Baxter Road, 606.96 feet westerly of the intersection of Fitzgerald Road and Baxter Road, said point being the southeasterly corner of the herein described tract of land; thence with the center line of Baxter Road N 88 degrees 25 minutes 00 seconds W 182.17 feet to the southeasterly corner of Tract No. 1 of said survey, being the property conveyed to Bobby E. Moody of record in Book 5250, Page 998, said Register's Office; thence leaving the centerline of Baxter Road with Moody's easterly line in the following calls: N 1 degree 35 minutes 00 seconds W 300.00 feet, N 7 degrees 29 minutes 15 seconds W 399.27 feet, N 2 degrees 00 minutes 00 seconds W 2,470.00 feet to a point in the southerly line of the property conveyed to Mary B. Lane of record in Book 90, Page 33, said Register's Office; thence with Lane's southerly line S 88 degrees 00 minutes 00 seconds E 114.17 feet to the northwesterly corner of Tract No. 3 of said survey, being the property conveyed to William A. Carroll, of record in Book 5123, Page 858, said Register's Office, thence with Carroll's westerly line, the following calls: S 2 degrees 00 minutes 00 seconds E 2,420 feet, S 14 degrees 49 minutes 31 seconds E 462.28 feet, S 1 degree 35 minutes 00 seconds W 300.00 feet to the point of beginning.

Being the same property conveyed to Melvin A. Ezell, by quitclaim deed from Eva A. Ezell, of record in Book 6897, Page 383, Register's Office for Davidson County, Tennessee, and by deed from Bertha H. Honeycutt, unmarried, of record in Book 6409, Page 173, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3734 Baxter Road, Joelton, TN 37080.

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.

85738
IDENTIF. ↑ REFERENCE

94 AUG 29 PM 2:03
REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $120,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 26th day of August, 1994.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

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 **26th** day of **August, 1994**.

Melvin A. Ezell

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 **Melvin A. Ezell, unmarried** , 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 **26th** day of **August, 1994.**

Notary Public
My Commission Expires: 5/23/98

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 **26th** day of **August, 1994.**

Notary Public
My Commission Expires:



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

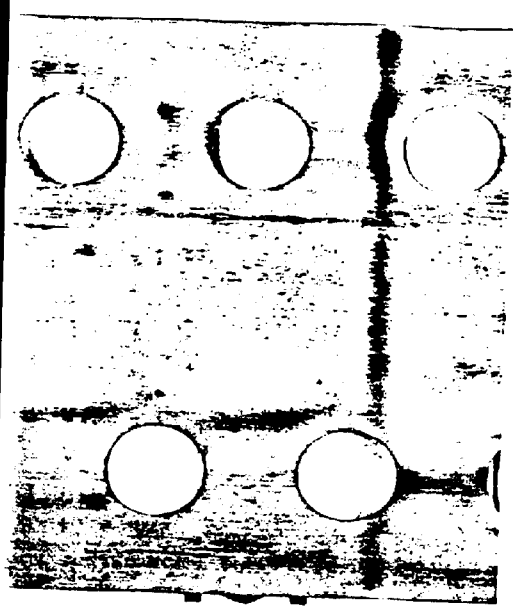
RECEIVED OF _____

FOR _____

BOOK 9449 PAGE 95

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	453.00
08/29/94	01		CHECK	453.00
			14:03 0001 2885	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85738
IDENTIF. ↑ REFERENCE

94 AUG 29 PM 2:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829282