Box 44

BOOK 9972 PG 699

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 7th day of March, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARGARET M. ROSE and SHAN ROSE, WIFE AND HUSBAND , herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said WALTER H. CARTER, A MARRIED MAN , herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 806-812 ANDERSON LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

SHAN ROSE, spouse of the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he or she has to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantors on the day and year first above written.

Margaret M. Rose

MARGARET M. ROSE
Signature of Seller

Shan Rose

SHAN ROSE
Signature of Seller

0157988

IDENTIFICATION REFERENCE

96 MAR -7 PM 4:10
FELIX [illegible]
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MARGARET M. ROSE and SHAN ROSE, WIFE AND HUSBAND** , the within named 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, at office, this **7th** day of **March, 1996.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

Name and Address of Property Owner:

BOOK 9972 PG 700

WALTER H. CARTER
220 21ST AVENUE SOUTH
NASHVILLE, TN 37212

Property Address:

806-812 ANDERSON LANE
MADISON, TN 37115

Person Responsible for Taxes:

WALTER H. CARTER
2200 21ST AVENUE SOUTH, STE. 220
NASHVILLE, TN 37212

Parcel #: MAP 43-7, PARCELS 1 AND 117

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **7th** day of **March, 1996.**

Notary Public

My Commission Expires: 5-11-96

NOTARY PUBLIC AT LARGE
SUMNER COUNTY TENNESSEE

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lots 1 and 2 on the Resubdivision of Lot No. 141, Anderson Estates, of record in Book 5190, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

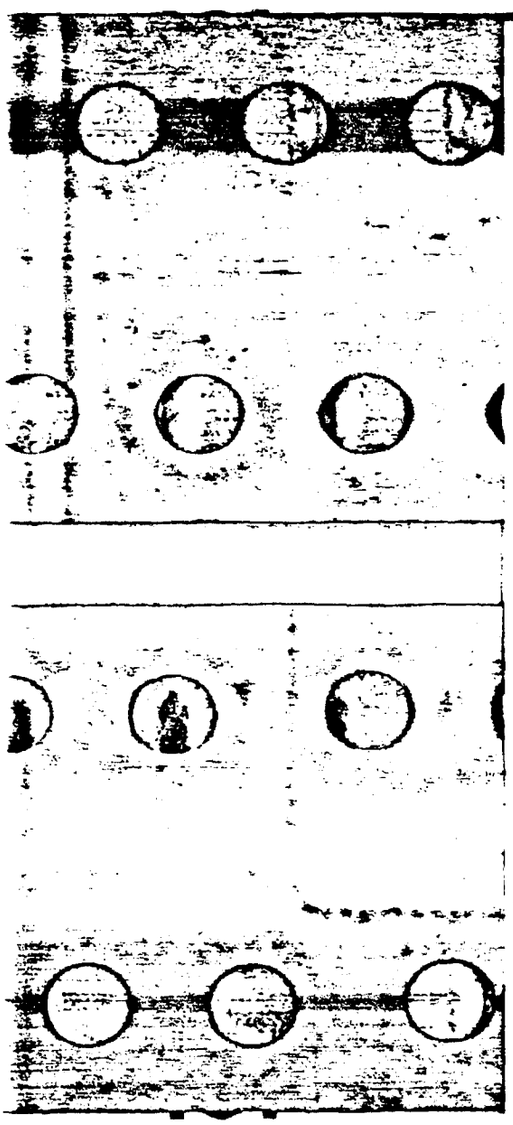
Being the same property conveyed to **MARGARET M. ROSE and SHAN ROSE, WIFE AND HUSBAND** by Deed from HARRY T. TATE AND WIFE, of record in Deed Book 8471, Page 948, Register's Office for **DAVIDSON** County, Tennessee.

EXHIBIT 'B'

1. COUNTY real property taxes for the year 1996 and all subsequent years.
2. All matters set forth on the Plan of record in Book 5190, page 686, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 2083, page 41, Register's Office for Davidson County, Tennessee.

$138 03/07 0101 03CHECK 327.50



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

RECEIVED OF _____

FOR _____

BOOK 9972 PG 702

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 95000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50
CHECK 327.50

03/07/96 01 16:13 0001 6138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157988
IDENTIF. & REFERENCE

96 MAR -7 PM 4:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014246