STATE OF TENNESSEE
COUNTY OF Davidson
7030-M
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 19 96

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Erskine		149-36
(NAME)	(NAME)	
2382 Una Antioch Pike	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Estate of Clarence Nelson Carter, Sr.

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles M. Erskine and wife, Ginger L. Erskine

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:

See exhibit A attached hereto and made a part hereof.

96 OCT 25 PM 12:07

IDENTIFICATION REFERENCE 024032

This is improved property known as 2382 Una Antioch Pike, Antioch, TN 37013

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 his hand this 22nd day of October, 19 96.

Estate of Clarence Nelson Carter, Sr.

Estate of Clarence Nelson Carter, Sr. by Mary L. Powell
Executrix

7030-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Estate of Clarence Nelson Carter, Sr. by Mary L. Powell Executrix the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR.
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 7030-M

BOOK 10237 PG 341

ATTACHMENT

Land in the Second, formerly the Fifth, Civiil District of Davidson County, Tennessee described as follows:

BEGINNING at a point, being the southwest corner of Lot No. 5 on the Map showing Subdivision of the J.W. Morgan Lands as of record in Plan Book 3, page 26, Chancery Court at Nashville, and the Southeast corner of the parcel of land conveyed to the undersigned Joe W. Jamison from George B. Richards, et ux, by deed dated April 10, 1951, and of record in Book 2022, page 83, said Register's Office; thence northwestwrdly 285 feet, more or less, to a point in the center of the Una-Antioch Pike, the southwest corner of said tract of land described in said deed of record in Book 2022, page 83, said Register's Office; thence northwardly with the center of said Una-Antioch Pike, 140 feet; thence North 75 degrees 10 minutes East 327 feet to an iron pipe in the easterly line of said tract of land described in said deed of record in Book 2022, page 83, said Register's Office; thence South 1 degree 55 minutes West, with said easterly line, 336 feet to the point of beginning.

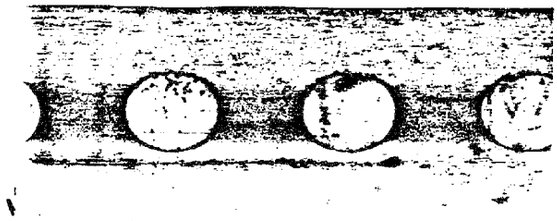
BEING the same property conveyed to Clarence Nelson Carter and wife, Frances Lucille Carter by deed from Joe W. Jamison and wife, Annie Glover Jamison, filed of record in Book 2097, page 45, Register's Office for Davidson County, Tennessee.

The said Clarence Nelson Carter and wife, Frances Lucille Carter having since deceased.

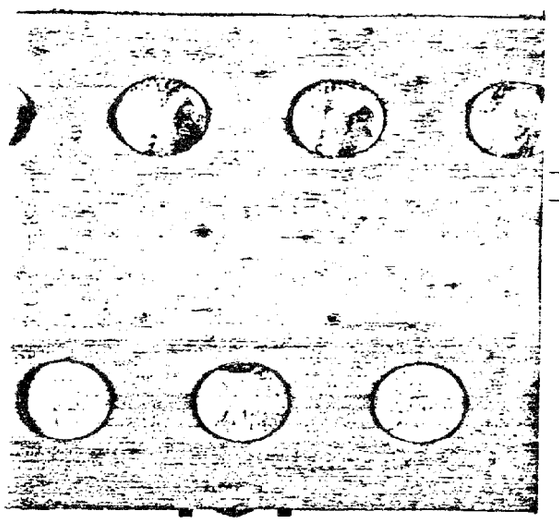
Clarence Nelson Carter and Clarence Nelson Carter, Sr. being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

4247 10/25 01:01 03CHECK 181.35







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10237 PG 342

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 45500.00
				CON TX 168.35
				PRFEE 1.00
				WDEED 12.00
				TOTAL 181.35
				CHECK 181.35
			10/25/96 01	12:09 0001 4247

96 OCT 25 P 12:07

FELIX Z. WILSON
DAVIDSON COUNTY, TN. REGISTER

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0240032

№ 1081219

No [redacted]