BOOK 10267 PG 225

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Michelle Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 96

Beverly J. Heathely
Notary Public

MY COMMISSION EXPIRES: 9-20-99
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY NFTB-96-3942
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Carter (NAME)	James D. Carter (NAME)	MAP 85-11
3040 Lebanon Pike (ADDRESS)	1309 Butterfly Court (ADDRESS)	PARCEL 103
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

FOR AND 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, Lee D. Walton and wife, Mary Ann Walton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Carter and wife, Polly A. Carter

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:

A parcel of Land situated in the 14th Councilmatic District of Davidson County, Tennessee and being the Lee D. Walton, et ux property of record in Deed Book 1849, page 243 and described as follows:

Beginning at an existing iron rod in the Northwesterly margin of Lebanon Road, said point being the Southwesterly corner of the Orlin J. Prosser, et ux Property recorded in Deed Book 5073, page 298 and being the Southeasterly corner of the property herein described; N 61° 45' W a distance of 742.37 feet to an existing iron rod in a fence corner adjoining Stanford Country Club Estates as recorded in Plat Book 2900, page 67; thence S 27° 57' 26" W a distance of 145.0 feet to a new iron rod; thence S 62° 29' 55" E a distance of 216.0 feet to a new iron rod; thence S 20° 27' 51" W a distance of 58.0 feet to a 24" elm tree; thence S 62° 10' 59" E a distance of 552.49 feet to an existing iron rod in the Northwesterly margin of Lebanon Road along a curve to the left with a radius of 3380.65 feet a distance of 198.54 feet to the point of beginning.

Being the same property conveyed to Lee D. Walton and wife, Mary Ann Walton by deed from Joe Todd and wife, Mettie M. Todd of record in Deed Book 1849, page 243, Register's Office for said County.

This conveyance is subject to an Anchor Easement of record in Book 5974, page 533, Register's Office for said County.

This conveyance is subject to a Sewer Easement to Metro of record in Book 5172, page 742, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3040 Lebanon Pike, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 20th day of November 19 96

Lee D. Walton
Lee D. Walton

Mary Ann Walton
Mary Ann Walton

BOOK 10267 PG 226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee D. Walton and wife, Mary Ann Walton

the bargainor s, 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 and official seal at Nashville, Tennessee, this 20th day of November, 19 96.

Commission expires 9-20-99

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all existing easements and restrictions of record.

024897

IDENTIF. ↑ REFERENCE

96 NOV 22 AM 8:13

FELIX A. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

8039 11/22 0101 03CHECK 749.00

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

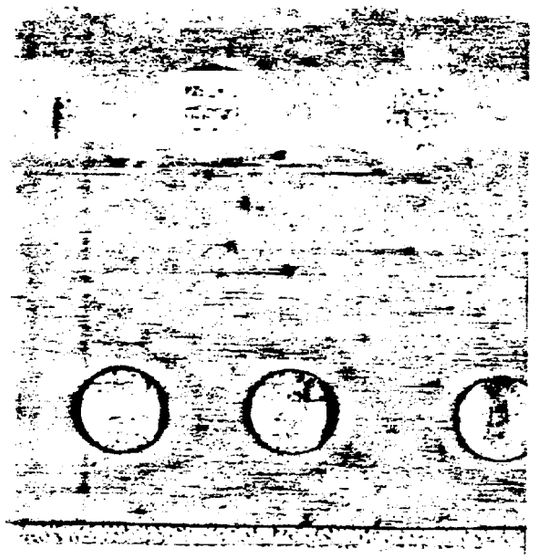
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

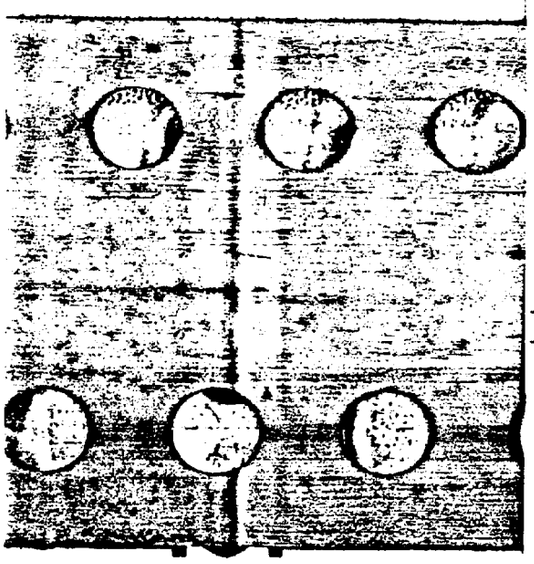
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____ BOOK 10267 PG 227

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	
				200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	749.00
			CHECK	749.00
11/22/96	01		08:13 0001	8039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248971
IDENTIF. # REFERENCE

96 NOV 22 AM 8:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090741