BOOK 10359 PG 153

BOX #19B

G#97-2-25K

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Kathryn S. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
KATHRYN S. CARTER	SouthTrust Mortgage Corporation	MAP 058
(NAME)	(NAME)	PARCELS 067 & 066
4785 Drakes Branch Road	100 Brookwood Place, Suite 300	FB #13DA-55550
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Birmingham, Alabama 35209	FB #13DA-55565
(CITY) (STATE) (ZIP)	(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, STEVEN G. MEINBRESSE AND JILL K. KLEIN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHRYN S. CARTER AND WILLIAM E. CARTER, III, WIFE AND HUSBAND

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:

TRACT NO. 1:
LAND in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Plan of William J. Drake Lands, of record in Minute Book J, Page 397, in the Office of County Court for Davidson County, Tennessee, and being more particularly described by mortgage loan inspection by John B. Kohl, III, Tennessee Registered Land Surveyor, No. 100, dated March 4, 1981, as follows:

BEGINNING at a point being located in the centerline of Drakes Branch Road at a point 20 feet northeastwardly from the Southeast corner of the property described as Tract 1 in the Deed to J. Thomas John, Jr., of record in Book 5582, Page 269, Register's Office for Davidson County, Tennessee; thence, 20 feet southwestwardly to the aforementioned Southeast corner of said Tract 1; thence, continuing with the original line of said Tract 1, South 85-1/4 degrees West 567 feet to a point; thence, North 1 degree East 190 feet, more or less, to a point, said point being located 20 feet from the original common line of Lot No. 4 and Lot No. 5 on said plan of Drake Lands; thence, with a new line East-North-eastwardly 500 feet, more or less, to a point located in the centerline of Drakes Branch Road, said new line passing through the common easterly corner of said Lots No. 4 and 5; thence, with the centerline of said Road, and along a curve to the left 160 feet, more or less, to the point of BEGINNING.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4785 Drakes Branch Road, Nashville, TN 37218
(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 24th day of February 1997

Steven G. Meinbresse
STEVEN G. MEINBRESSE

Jill Klein
JILL K. KLEIN

DCTN01WC

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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 STEVEN G. MEINBRESSE AND JILL K. KLEIN, HUSBAND AND WIFE

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 Brentwood, Tennessee, this 24th day of February, 19 97.

Commission expires July 24, 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 -

ATTACHED TO WARRANTY DEED

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TRACT NO. 2:
LAND in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 on the Plan of William J. Drake Lands, of record in Minute Book J, Page 397, in the Office of County Court for Davidson County, Tennessee, and being more particularly described by mortgage loan inspection by John B. Kohl, III, Tennessee Registered Land Surveyor, No. 100, dated February 19, 1997, as follows:

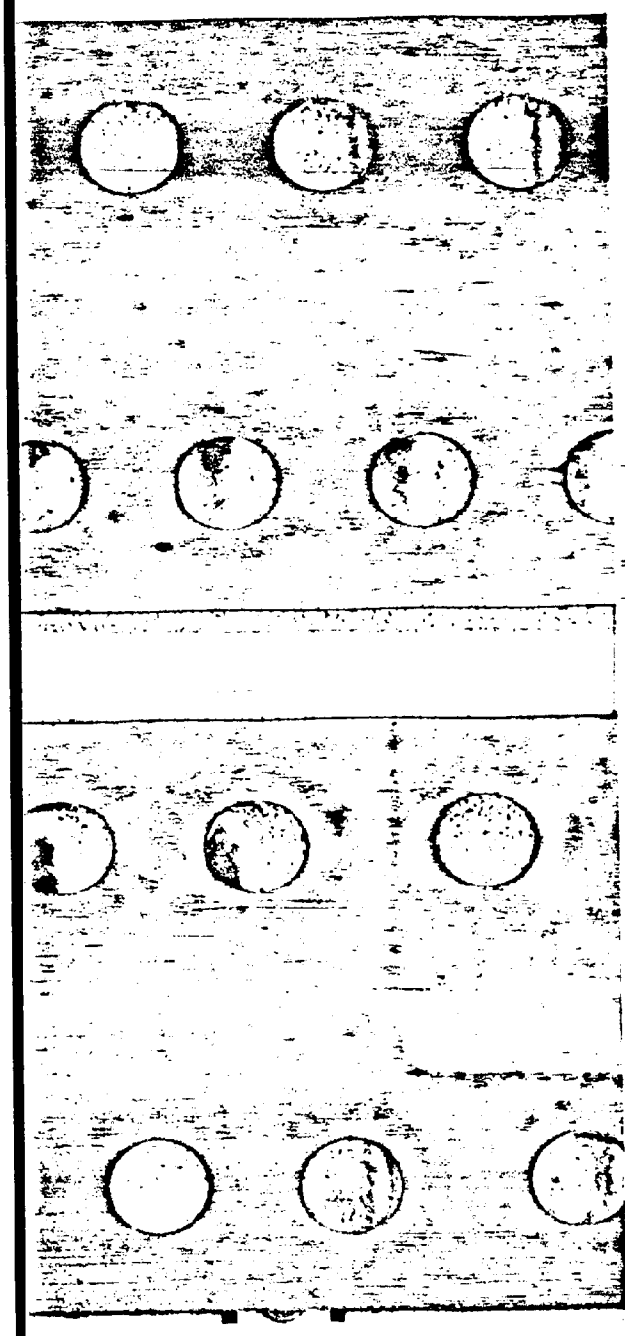
BEGINNING at a point in the existing pavement of Drakes Branch Road, said point being the common front corner of the herein described Tract and Tract No. 1 above; thence, West-South-westwardly 500 feet to a point; thence, North 1 degree East 70 feet to a point; thence, eastwardly 490 feet, more or less, to the centerline of the existing pavement of Drakes Branch Road; thence, with the centerline of the existing pavement of Drakes Branch Road, southeastwardly around a curve to the point of BEGINNING.

BEING the same property conveyed to Steven G. Meinbresse and wife, Jill K. Klein, by Deed from J. Thomas John, Jr., unmarried, of record in Book 5733, Page 854, and re-recorded in Book 5737, Page 43, and re-re-recorded in Book 5749, Page 614, and by Deed from J. Thomas John, Jr., unmarried, of record in Book 5744, Page 795, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; subject to a right-of-way for the purpose of ingress and egress leading from Drakes Branch Road to the Drake graveyard, as set out in Book 1451, Page 51, said Register's Office; Joint Driveway Agreement, of record in Book 5733, Page 857, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantees herein.

9728 02/25 0101 03CHECK 327.50

0276163
IDENTIF. ↑ REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50
CHECK 327.50

02/25/97 01 12:31 0001 9728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276163
IDENTIF. ✦ REFERENCE

97 FEB 25 PM 12:23
REGISTER
DAVIDSON COUNTY, TN.

No. 1120153