BOOK 10365 PG 363

PREPARED BY: mail
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **February, 1997** between **WALTER H. CARTER**, GRANTOR, and **ROY C. FORKUM,** ~~**A MARRIED MAN**~~ GRANTEE.

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, WALTER H. CARTER, A MARRIED MAN, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto ROY C. FORKUM, ~~A MARRIED MAN~~, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON] County, 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 GRANTOR 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 herein by reference.

This is improved property known as 1212 3RD AVENUE, SOUTH, NASHVILLE, TN 37210.

Title was vested in GRANTOR prior to GRANTOR'S marriage. Per pre-nuptial agreement dated 8-29-94 **, GRANTOR'S wife is fully divested of all interest in and to said property.**

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 GRANTOR does covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

Walter H Carter
WALTER H. CARTER
Signature of Seller

97 MAR -3 AM 11:10
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0277956

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **WALTER H. CARTER, A MARRIED MAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **February, 1997.**

Denise C. Allis

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

Name and Address of Property Owner:

ROY C. FORKUM

Property Address:

1212 3RD AVENUE, SOUTH
NASHVILLE, TN 37210

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 105-3, PARCEL 244

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 **$37,000.00** 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.

Roy C. Forkum

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **February, 1997.**

Denise C. Allis

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being part of Lot Numbered "twenty-three" (23) in John Nelson's Plan recorded in Deed Book 2, page 182, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 23 fronts thirty-four feet, more or less, on the east side of Third Avenue South, Nashville, Tennessee, and runs back between parallel lines, 125 feet, more or less, to a twelve foot alley. Said property begins 302 feet south of the intersection of Third Avenue, South with Franklin or Chestnut Street.

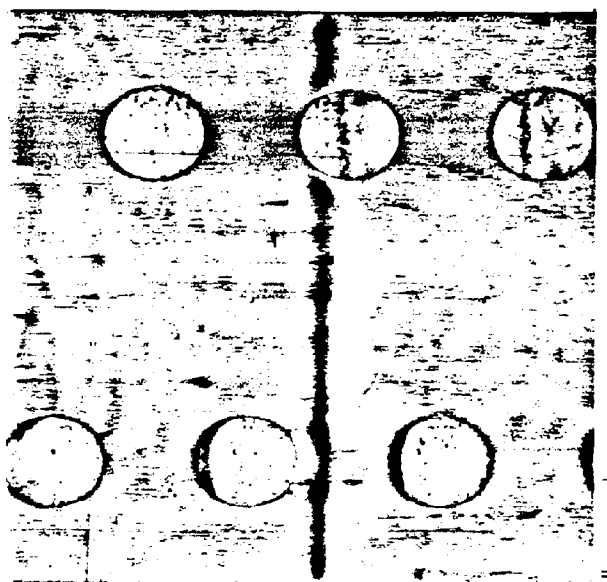
Being the same property conveyed to WALTER H. CARTER, by deed from PATRICIA C. AND TRECIA B. TANLEY, of record in Deed Book 6493, Page 394, Register's Office for DAVIDSON] County, Tennessee.

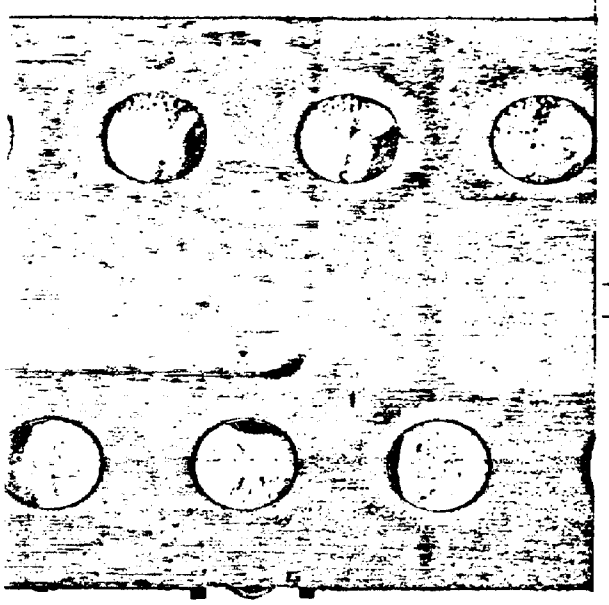
EXHIBIT 'B'

1. All County real property taxes for the year 1997 and subsequent years, a lien not yet due and payable.

2. All matters set forth on the Plan of record in Book 2, page 182, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

1685 03/03 0101 02CHECK 149.90





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 37000.00
CON TX 136.90
PRFEE 1.00
WDEED 12.00
TOTAL 149.90
CHECK 149.90

03/03/97 01 11:12 0001 1685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277956
IDENTIF. ↑ REFERENCE

97 MAR -3 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121587