BOOK 10415 PG 830

File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #97-4-18-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 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:	MAP-PARCEL NUMBERS
FREDERICK P. SCHRECK (NAME)	TUCKER FEDERAL BANK (NAME)	MAP 161-11-0-A
425 Huntington Ridge Drive (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 073CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (CITY) (STATE) (ZIP)	FB #06DU-76294

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, DAVID E. CARTER AND WIFE, SANDRA ELLIS CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK P. SCHRECK AND WIFE, DEANNA MARIE RULE-SCHRECK

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:

LAND in Davidson County, Tennessee, being Unit No. 73 on the Plan of Huntington Ridge Townhouse, a Planned Unit Development, as of record in Book 4675, Page 9, Register's Office for said County, to which said plan reference is made for a more complete description.

BEING the same property conveyed to David E. Carter and Sandra Ellis, both unmarried, by Deed from Richter Dial Builders, Inc., of record in Book 9727, Page 328, Register's Office for Davidson County, Tennessee. The parties having since married and Sandra Ellis now being Sandra Ellis Carter.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 4729, Page 687, as amended in Book 4889, Page 905, and Book 5394, Page 243, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 425 Huntington Ridge Drive, Nashville, TN 37211
(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 10th day of April 1997

David E Carter
DAVID E. CARTER

Sandra Ellis Carter
SANDRA ELLIS CARTER

DCTN01WC

BOOK 10415 PG 831

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 DAVID E. CARTER AND WIFE, SANDRA ELLIS CARTER

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 10th day of April, 1997.

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS 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

97 APR 14 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02941 32
IDENTIF. & REFERENCE

9144 04/14 0101 03CHECK 377.15

DCTN01WC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10415 PG 832

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 99500.00
CON TX 368.15
PRFEE 1.00
WDEED 8.00
TOTAL 377.15
CHECK 377.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/14/97 01 14:11 0001 9144

02941 32
IDENTIF. ↑ REFERENCE

97 APR 14 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1139340