BOOK 10629 PG 651

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| REGINALD EWIN (NAME) | LONG BEACH MORTGAGE COMPANY (NAME) | 112-O-65 |
| 4064 MANNING HOLLOW ROAD (ADDRESS) | 1100 TOWN & COUNTRY ROAD (ADDRESS) | 09D-16445 |
| PEGRAM, TN 37143 (CITY) (STATE) (ZIP) | ORANGE, CA 92868 (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, JERRY KEVIN CARTER AND WIFE, REGINA S. CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REGINALD EWIN, UNMARRIED

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 Tract No. 2, on the TRAVIS & LEWIS LAND COMPANY'S SUBDIVISION OF SMALL FARMS, not of record, and being more particularly described according to a survey by JOHN M. SULLIVAN, Engineer, dated May 11, 1978 and a survey by JOHN KOHL & COMPANY, P.C., dated September 26, 1997, as follows:

BEGINNING at an iron pin in the southerly margin of Manning Hollow Road, the same being the Northwest corner of Tract No. 2 and the Northeast corner of Tract No. 1, said point bearing South 03 degrees West 30 feet from a point in the center of Manning Hollow Road, said point being 1,522.3 feet from the center line of Old Charlotte Pike at the intersection with Manning Hollow Road; thence with the point of BEGINNING, South 03 degrees West 1,015 feet to an iron pin, the Southwest corner of Tract No. 2 and the Southeast corner of Tract No. 1; thence South 59 degrees 19 minutes East 232 feet to an iron pin in the Southeast corner of subject tract and the Southwest corner of Tract No. 3; thence with the line between said Tract No. 2 and Tract No. 3, North 03 degrees East 1,070 feet to a point in the southerly margin of Manning Hollow Road; thence with the southerly margin of Manning Hollow Road, South 80 degrees 45 minutes West 81.7 feet to a point; thence South 78 degrees 45 minutes East 100 feet to a point; thence South 80 degrees 05 minutes West 37 feet to the point of BEGINNING.

*** CONTINUED ***

This is improved ( X ) property, known as 4064 MANNING HOLLOW ROAD, PEGRAM, TN 37143 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 this 30th day of September 19 97

Jerry Kevin Carter
JERRY KEVIN CARTER

Regina S. Carter
REGINA S. CARTER

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 JERRY KEVIN CARTER AND WIFE, REGINA S. 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 NASHVILLE, Tennessee, this 30th day of September, 19 97

Commission expires May 27, 2001

I. DYKE TATUM
Notary Public

*** LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to JERRY KEVIN CARTER AND WIFE, REGINA S. CARTER, by deed from John R. Hasselbacher and wife, Judy A. Hasselbacher, of record in Book 8305, page 49, Register's Office for DAVIDSON County, Tennessee.

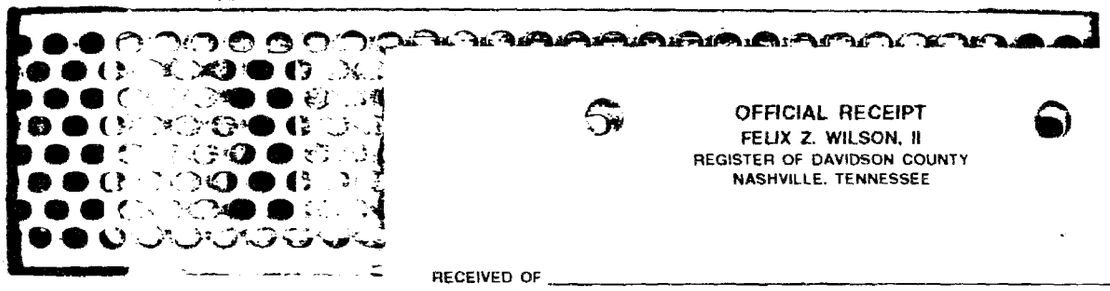
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated September 26, 1997, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

0354507
IDENTIF. & REFERENCE

97 OCT -1 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5041 10/01 0101 03CHECK 342.00



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10629 PG 653

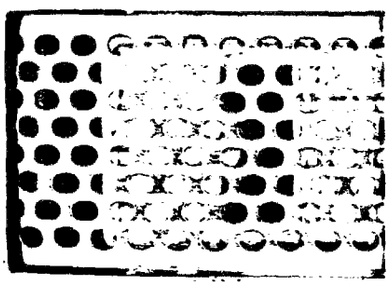
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 90000.00 |
| CON TX | 333.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 342.00 |
| CHECK | 342.00 |

10/01/97 01 15:43 0001 5041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0354507
IDENTIF. # REFERENCE

97OCT -1 PM 3:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1204396