THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

BOOK 10796 PG 81

WARRANTY DEED

ADDRESS NEW OWNER AS:	PARTY RESPONSIBLE FOR TAXES:	MAP-PARCEL NO.
WALTER H. CARTER, TRUSTEE 3202 Curtis Street Nashville, TN 37218-2722	**Same**	70-9 Parcel 47

FOR AND IN CONSIDERATION of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **FRANCES A. ALEXANDER**, (herein "Grantor") does hereby transfer and convey unto **WALTER H. CARTER, TRUSTEE, with full power to sell, transfer and convey without joinder of any beneficiary,** (herein "Grantee"), his heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of H.E. Simkin's Subdivision of the L.G. Curtis Lands of record in Book 547, Pages 39, Register's Office for said County, and described according to a copy of a survey by Geo. W. Watkins, Surveyor, November 27, 1957 as follows:

BEGINNING at a point in the northerly margin of Curtis Street 140 feet west of the westerly margin of Alpine Avenue; thence north 34° 15 minutes East 130 feet to an iron pin in the southerly line of the property of Ethel Harper Bryant; thence with her south line, south 55° east 70 feet to an iron pin which is 70 feet westerly from the westerly margin of Alpine Avenue; thence south 34° 15 minutes west 130 feet to an iron pin in the north margin of Curtis Street; thence with the margin of the same, north 55° west 70 feet to the point of beginning.

Being the same property conveyed to Vivian Darrah by deed from Donald L. Woodard and wife, Lorene Woodard of record in Book 3830, Page 627, Register's Office for Davidson County, Tennessee. The said Vivian Darrah died on November 16, 1997 leaving a Last Will and Testament of record in the probate court clerk's office of Davidson County, Tennessee in File 97P 1854 wherein she devised the aforesaid real property to her daughter Frances A. Alexander, as her sole heir and next of kin. The said Frances A. Alexander is one and the same person as Frances J. Alexander or Frances Darrah Alexander.

0401119
IDENTIF. ← REFERENCE
PICK-UP
98 FEB 17 PM 12:38
DAVIDSON COUNTY, TN

This is improved real property known as **3202 Curtis Street, Nashville, TN 37218-2722.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **WALTER H. CARTER, TRUSTEE**, his heirs and assigns forever.

The undersigned covenant with the said **WALTER H. CARTER, TRUSTEE**, that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except:

1. Subject to all easements and restrictions of record.

2. Real property taxes for 1998 prorated to date of closing and assumed by the Grantee.

Except as set forth above, the undersigned does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said **WALTER H. CARTER, TRUSTEE,** his heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of FEBRUARY, 1996.

Frances A. Alexander
FRANCES A. ALEXANDER

STATE OF CALIFORNIA
COUNTY OF SEE ATTACHED

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

Witness my hand and official seal at _____, California this ____ day of February, 1998.

_____
Notary Public

My Commission Expires:_____

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $44,000.00.

Walter H. Carter, Trustee
WALTER H. CARTER, TRUSTEE

Sworn to and subscribed before me,
this 12 day of February, 1998.

Wesley D. Tu
Notary Public
My Commission Expires: 5/30/99

WESLEY D. TU NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3877 02/17 0101 03CHECK 175.

State of California)
)
County of San Diego)

BOOK 10796 PG 83

On FEBRUARY 10, 1998, before me, DAVID P. KUHFAL, personally appeared FRANCES A. ALEXANDER AKA FRANCES J ALEXANDER

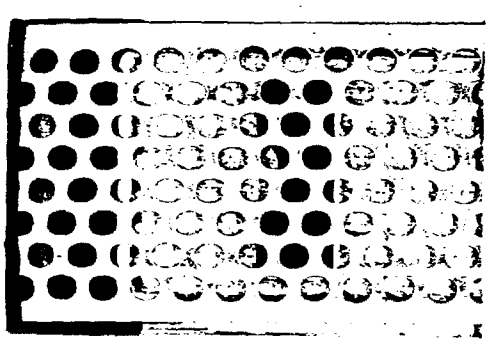
[ ] personally known to me - OR - [✓] proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

[✓] Individual(s); [ ] Corporate Officer(s); [ ] Partner(s) - [ ] Limited - [ ] General; [ ] Attorney(s)-in-Fact; [ ] Trustee(s); [ ] Guardian/Conservator; [ ] Other

WITNESS my hand and official seal.

DAVID P. KUHFAL
Comm. #1070601
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Comm. Expi. Aug. 27, 1999

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



RECEIVED OF _____

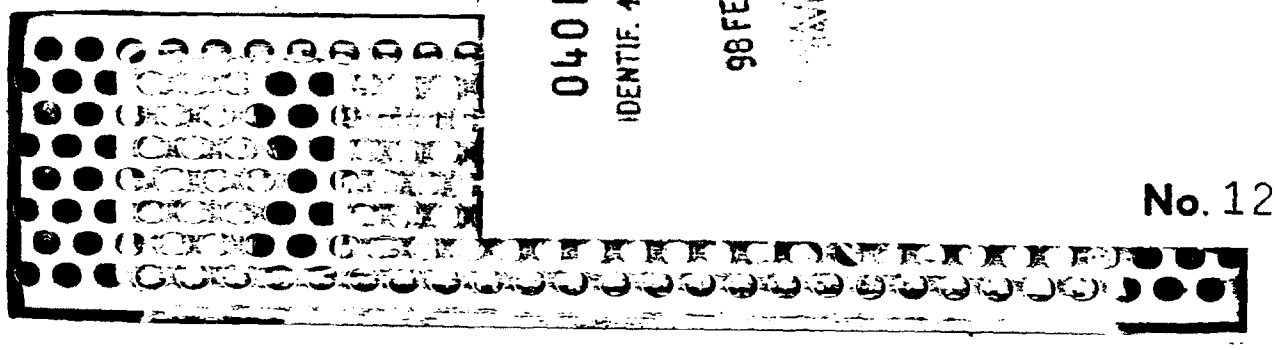
FOR _____

BOOK 10796 PG 84

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 44000.00 CON TX 162.80 PRFEE 1.00 WDEED 12.00 TOTAL 175.80 CHECK 175.80	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 FEB 17 PM 12:38

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

04011119
IDENTIF. ↑ REFERENCE

No. 1254387