Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

10803 PG 314

ADDRESS OF NEW OWNER:
Glenn A. Carter
147 British Woods
Nashville, TN 37217

SEND TAX BILLS TO:
SAME

MAP: 81-06
Parcel 258
08DA 13625

WARRANTY DEED

***FOR AND IN CONSIDERATION* OF THE SUM OF TWO THOUSAND ($2,000.00) DOLLARS,** I, **FRANKIE MAE BLAKELY,** a single individual, GRANTOR, have bargained and sold, and by these presents do transfer and convey all my rights, title and interest unto **GLENN A. CARTER,** GRANTEE herein, his heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> **LAND** in the 8th, formerly 13 , Civil District of Davidson Co., Tenn. being part of Lot No. 19 on the Plan of the Nichol Property, as of record in Book 31, Page 603, RODC, described according to a survey made by John Wilkes, Civil Engineer, June 2, 1937.
>
> **BEG.** on the easterly margin of 26th Ave., N. formerly Beck's Spring Rd., at a point 593 ft. n. of the northerly margin of Buchanan St. or Old Hydes Ferry Pk., thence with the easterly margin of 26th Ave., North N. 2 1/4 deg. east 100 ft. to an iron pin in the south line of the John Early School Lot; thence with said line eastwardly 160 ft., more or less, to an iron pin in the westerly line of the Barnhardt Property, thence with said line southwardly 100 ft. to a stake; thence westwardly 160 ft. to the beginning.
>
> **BEING** the same property conveyed to Frankie Mae Blakely by deed from Lucinda Crutcher of record in Book 4408, Page 643, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1822 26th Avenue, North, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, sucessors and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs,

successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 19th day of February, 1998.

Frankie Mae Blakely
FRANKIE MAE BLAKELY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, on this 19th day of February, 1998, **FRANKIE MAE BLAKELY,** 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 Nashville, Davidson County, Tennessee, on this 19th day of February, 1998.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 04/29/01

6035 02/20 0101 03CHECK 16.40

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is TWO THOUSAND ($2,000.00) DOLLARS. This is equal to or greater than the property would bring at a fair and voluntary sale.

Glenn A. Carter
AFFIANT

SWORN to and **SUBSCRIBED** before me this 19th day of February, 1998.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 04/29/01

PICK-UP

98 FEB 20 PM 3:16

04031153

DOUBLE REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10803 PG 316

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	2000.00
CON TX	7.40
PRFEE	1.00
MISCD	8.00
TOTAL	16.40
CHECK	16.40

02/20/98 01 15:15 0001 6035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403153
IDENTIF. # REFERENCE

98FEB20 PM 3:16

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 1256528