0451113

IDENTIF. ↑ REFERENCE
MAIL ERW.

98 JUN 16 AM 9:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter hill Drive
Nashville, TN 37211

# WARRANTY DEED

BOOK 10978 PG 206

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **DEBORAH A. FARMER n/k/a DEBORAH A. FARMER HOLT and husband, MARK HOLT III** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **ERIC W. CARTER and wife, BETTY CARTER** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of June, 1998.

1406 06/16 0101 03CHECK 327.13

Deborah A. Farmer Holt
DEBORAH A. FARMER HOLT

Mark Holt
MARK HOLT III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEBORAH A. FARMER HOLT and husband, MARK HOLT III, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 1998.

Lola A. Taylor
Notary Public
My Commission Expires:
2-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $84,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of June, 1998.

Notary Public

My Commission Expires: 2-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
Title Enterprises, Inc.
3354 Perimeter Hill Drive, Suite 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBERS: Map 050 Group 03-O Parcel 112.00

ADDRESS NEW OWNER:
Eric & Betty Carter
1248 Tuckahoe Drive
Nashville, TN 37211

SEND TAX BILLS TO:

SAME

Exhibit "A" BOOK 10978 PG 208

**A certain tract or parcel of land in Davidson County, Tennessee described as follows: to-wit;**

**Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Bellshire Terrace, Section Two, as of record in Book 6250, pages 673 and 674, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to Deborah A. Farmer, unmarried by Warranty Deed from the Estate of Mary F. Patterson dated August 12, 1993 and recorded August 20, 1993 Book 9054, page 30, Register's Office for Davidson County, Tennessee.**

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

RECEIVED OF _____

FOR _____

BOOK 10978 PG 209

| | | |
|---|---|---|
| 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 84900.00
CON TX 314.13
PRFEE 1.00
MDEED 12.00
TOTAL 327.13
CHECK 327.13

06/16/98 01 09:19 0001 1406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045113
IDENTIF. # REFERENCE
98 JUN 16 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307265