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IDENTIF. + REFERENCE

99 JAN 27 PM 12:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11313 PAGE 622

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40644
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David C. Carter Carol S. Carter 6009 Deerbrook Drive Nashville, Tennessee 37221	Cooperative Mortgage Services 5875 Landerbrook Drive, Suite 220 Mayfield Hts., OH 44124

TAX MAP-PARCEL NUMBERS: 155-16-A-135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 225000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Pugh and spouse, Kathleen D. Pugh,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David C. Carter and spouse, Carol S. Carter,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 162 on the Plan of Traceside Section Five of record in Plat Book 9700, page 269 (erroneously referred to as Plat Book 9700, page 125 in prior conveyance) Register's Office for said County.

SAID Lot No. 162 fronts 90.00 feet on the easterly margin of Deerbrook Drive and extends back 140.79 feet on the northerly line and 135.00 feet on the southerly line to a dead line in the rear, measuring 90.19 feet thereon.

BEING the same property conveyed to Robert A. Pugh and Kathleen D. Pugh husband and wife, by deed from Centex International, Inc., a Nevada Corporation, f/k/a Centex Real Estate Corporation, of record in Book 10658, page 910, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 269, said Register's Office, which Plan shows a 30 foot minimum building setback line from Deerbrook Drive together with a designated building site and a 15 foot easement for public utility and drainage purposes along the along the westerly front lines of said lot and a 10 foot utility and drainage easement along the rear line of said lot and a 5 foot easement for public utility and drainage purposes along the northerly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, Book 9956, page 22, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Kathleen D. Pugh by Robert A. Pugh as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by

reference.

This is improved property, known as: 6009 Deerbrook Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of January, 1999.

Robert A. Pugh

Kathleen D. Pugh, By: Robert A. Pugh, Atty-In-Fact

State of Tennessee
County of Davidson

On this 26th day of January, 1999, before me the undersigned authority, personally appeared **Robert A. Pugh**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225000.00

Affiant

Sworn and subscribed before me on the 26th day of January, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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 **Robert A. Pugh**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kathleen D. Pugh**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of January, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Robert A. Pugh and Kathleen D. Pugh

TO: David C. Carter and Carol S. Carter

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robert A. Pugh, Affiant

Sworn to and subscribed before me this

26th day of January, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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WIdoc: PAS Exhib WD—9/01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	225000.00
CON TX	832.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	847.50
CHECK	847.50

01/27/99 01 12:40 0001 7849

054 I 5 I 4
IDENTIF. & REFERENCE

99 JAN 27 PM 12:42
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417244