40-A

WARRANTY DEED

BOOK 11739 PAGE 387

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

[redacted]

SUBSCRIBED AND SWORN TO BEFORE [redacted] THIS THE 9th DAY OF November, 1999

[redacted]
Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL) My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Dukes	New Owner	MAP 81-6
(NAME)	(NAME)	
1712 McDaniel Street		PARCEL 322
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(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, John D. Carter, Sr. and John D. Carter, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Dukes and Wade L. Phelps, tenants in common

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 Lots Nos. 31, 32 and 33 on the Plan of A. C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, page 10, Register's Office for said County, to which plan reference is made for a more complete description of said lots.

Being the same property conveyed to John D. Carter, Sr. and John D. Carter, Jr. by Installment Deed from Mary Ellen Boyte, a widow, of record in Book 10137, page 457, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Book 161, page 10, said Register's Office.

Patricia A. Carter joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of John D. Carter, Sr..

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unimproved ( )
This is improved (X) property, known as 1712 McDaniel Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 s this 9th day of November, 1999

John D. Carter, Sr.
John D. Carter, Sr.

Patricia A. Carter
Patricia A. Carter

John D. Carter, Jr.
John D. Carter, Jr.

11/10 0101 03CHECK 418.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 John D. Carter, Sr. and wife, Patricia A. Carter and John D. Carter, Jr.

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 9th day of November, 19 9.

Commission expires 7/26/2003

ANDREW D. GIBSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires July 26, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11739 PAGE 389

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

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0656356

CONVEYANCE

RECEIVED
99 NOV 10 PM 3:

CAMT	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	418.00
CHECK	418.00

11/10/99 01 15:51 0001 0203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1537912