Instr:200002280019223 Page: 1 OF 2
REC'D FOR REC 02/28/2000 2:47:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $795.50

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

FTEC File No. 17010
File Box 9B
First Title and Escrow Co., Inc.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $215000.00

Felicia Brazelton
Affiant

Subscribed and sworn to before me, this 25th day of FEBRUARY, 2000.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Terrill and Felicia Brazelton	FT MORTGAGE COMPANIES	MAP 160-2
819 Redwood Drive	P.O. BOX 146	PAR 17
Nashville, Tennessee 37220	MEMPHIS, TENNESSEE 38101	FB OH 16115

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KIM POOVEY, EXECUTRIX OF THE ESTATE OF KENNETH CARTER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TERRILL BRAZELTON AND WIFE, FELICIA BRAZELTON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 819 REDWOOD DRIVE, NASHVILLE, TENNESSEE 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of FEBRUARY, 2000.

Kim Poovey Executrix
KIM POOVEY, EXECUTRIX OF THE ESTATE OF KENNETH CARTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KIM POOVEY, EXECUTRIX OF THE ESTATE OF KENNETH CARTER, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of FEBRUARY, 2000.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires SEPT 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 and the easterly 36 feet of Lot No. 16 on the Plan of Forest Acres Subdivision, Section 2, as of record in Book 1424, page 17, Register's Office for said County, and described according to a survey made by William Collier Parrish, Associates, Civil Engineers, May 10, 1956, described as follows:

Beginning on the southerly margin of Redwood Drive, at a point 322 feet east from the northeast corner of the property conveyed to H.C. Young, Jr., and wife, by deed from Carl W. Thulin, in Book 2596, page 437, Register's Office; thence with said Drive, eastwardly 195 feet to the beginning of a curve; thence around said curve with a radius of 20 feet south-eastwardly 31.41 feet to the westerly margin of Forest Acres Drive; thence with the same, southwardly 188.6 feet; thence north 87 deg. West 215 feet; thence northwardly 208 feet to the beginning.

Being the same property conveyed to J. Kenneth Carter and wife, Joyce W. Carter by deed from Ann R. Jones, unmarried, of record in Book 4352, page 102, said Register's Office. Joyce W. Carter has since conveyed her interest in said property to J. Kenneth Carter by quitclaim deed of record in Book 11488, page 67, Register's Office for Davidson County, Tennessee. J. Kenneth Carter has subsequently died with Kim Poovey, qualifying as Executrix under his Last Will and Testament of record in Will Book 232, page 580, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 7384, page 968; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 17, said Register's Office.