Instr:200004200039793 Page: 1 OF 2
REC'D FOR REC 04/20/2000 3:02:05PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $259.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2000.

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Cecil R. Carter 2106 Cliff Drive Nashville, TN 37218	U. S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 1100 Nashville, TN 37203	070-13-0 115.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **JAMES M. STUART, UNMARRIED AND DAVID PAUL NORRIS, UNMARRIED** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Cecil R. Carter**, hereinafter called Grantee, 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, in the 13th Civil District of said County, in the Village of Bordeaux, described as follows:

Beginning at a point in the easterly margin of Cliff Drive 489 feet, more or less, north of the northerly margin of Highway No. 112, being the northwest corner of the property conveyed to Mrs. a. r. gibbons by Deed from Mrs. Lena St. Charles and husband, of record in Book 1491, page 258, Register's Office for Davidson County, Tennessee; thence along the margin of Cliff Drive North 32 degrees East 80 feet; thence South 58 degrees East 285 feet, more or less, to the low water mark of the Cumberland River; thence along said low water mark southerly 80 feet to the northeast corner of the property conveyed to Mrs. Gibbons; thence along her northerly line North 58 degrees West 295 feet, more or less, to the point of beginning.

Being the same property conveyed to James M. Stuart and wife, Penny A. Stuart, a one-half undivided interest and David Paul Norris, a one-half undivided interest, by warranty deed from James W. Hagey, individually and as Executor of the Estate of James Kendrick Head, deceased, and wife, Betty Hagey of record in Book 10874, Page 621, Register's Office for Davidson County, Tennessee. By Quitclaim Deed being recorded immediately prior to the recording hereof, Penny A. Stuart conveyed her interest in subject property to James M. Stuart.

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 2106 Cliff Drive, Nashville, TN 37218.

N32167

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 person 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 MY HAND 13th day of April, 2000.

James M. Stuart

David Paul Norris

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, James M. Stuart and David Paul Norris, within named bargainors, 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, in Franklin, Tennessee, the 13th day of April, 2000.

Notary Public

My commission expires: 8-5-02

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002