Instr:200007120068957 Page: 1 OF 2
REC'D FOR REC 07/12/2000 10:42:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $518.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2000.

Notary Public

My Commission Expires:
(AFFIX SEAL)

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25 2000

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.
Randel Scott Carter and Kami Giroux Carter, married 3673 Burwick Place Antioch, TN 37013	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 1100 Antioch, TN 37013	151-01-A 53.00 CO

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, **SHERRY CHARLENE CLARK, UNMARRIED**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **RANDEL SCOTT CARTER AND KAMI GIROUX CARTER, MARRIED**, 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, being Lot No. 53 on the Plan of Chatham Pointe, of record in Book 6900, pages 444, 445, 446 and 447, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sherry Charlene Clark, by quitclaim deed from Donald David Clark, of record in Book 10937, Page 257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

Subject to restrictive covenants of record in Book 7358, page 656, as amended in Book 7538, page 792, Book 7599, page 812 and Book 8667, page 381, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 3891, page 476, Book 7748, page 440, Book 7748, page 444 and Book 7748, page 493, Register's Office for Davidson County, Tennessee.

Subject to Charter of record in Book 7597, page 977, Register's Office for Davidson County, Tennessee.

Subject to Common Area Deed of record in Book 7683, page 718, Register's Office for Davidson County, Tennessee.

All matters appearing on the plan of record in Plat Book 6900, pages 444 through 447, Register's Office for Davidson County, Tennessee.

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 3673 Burwick Place, Antioch, TN 37013.

N33509

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 20th day of June, 2000.

Sherry Charlene Clark

Sherry Charlene Clark

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Sherry Charlene Clark, 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 Nashville, Tennessee, the 20th day of June, 2000.

Notary Public

My commission expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.