RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

1813

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200007310075282 Page: 1 OF 3
REC'D FOR REC 07/31/2000 1:15:47PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $325.60

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of July, 2000, by and between WILLIAM L. MAY, JR. and SHERRY Y. MAY, HUSBAND AND WIFE, hereinafter called GRANTORs, and WALTER H. CARTER, TRUSTEE OF THE 2912 MOSSDALE DRIVE TRUST, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, WILLIAM L. MAY, JR. and SHERRY Y. MAY, HUSBAND AND WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto WALTER H. CARTER, TRUSTEE OF THE 2912 MOSSDALE DRIVE TRUST, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2912 MOSSDALE DRIVE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES and their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
WILLIAM L. MAY, JR., Signature of Seller

_____
SHERRY Y. MAY, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM L. MAY, JR. and SHERRY Y. MAY, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of July, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

WALTER H. CARTER, TRUSTEE OF THE 2912 MOSSDALE DRIVE TRUST

2200 21ST AVENUE SOUTH, STE. 220
NASHVILLE, TN 37212

Property Address:

2912 MOSSDALE DRIVE
ANTIOCH, TN 37013

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 150-1, PARCEL 249

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Trustee

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **July, 2000.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Being Lot no. 284 on the Plan of Cherry Hills Subdivision, Section 4, as of record in Book 446, page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clyde C. Scott and wife, Dorothy L. Scott by deed from Merrill Lynch Relocation Management, Inc., a California corporation of record in Book 5775, page 47, Reister's Office, Davidson County, Tennessee. The said Clyde C. Scott having since deceased.

BEING the same property conveyed to WILLIAM L. MAY, JR. and SHERRY Y. MAY, HUSBAND AND WIFE, by Warranty Deed from DOROTHY L. SCOTT, A WIDOW, of record in Book 7550, page 303, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 150-1, PARCEL 249).

2. All matters as set forth on the Plan of record in Plat Book 4460, page 21, said Register's Office, which plan includes a 30-foot minimum building setback line fromm MOSSDALE DRIVE; a 10-foot public utility and drainage easement along the REAR lot line; and a 5-foot drainage easement along the side lot line; and a 2.5 foot X 30 foot utility anchor easement on the southeast corner of said lot.

3. Restrictive Covenants recorded in Deed Book 4512, Page 212, Register's Office for DAVIDSON County, Tennessee.