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

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

Instr:200008090079057 Page: 1 OF 3
REC'D FOR REC 08/09/2000 1:41:33PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $323.38

# WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of August, 2000, by and between WALTER HENRY CARTER, TRUSTEE UTA DATED AUGUST 28, 1997, hereinafter called GRANTOR, and ANDY KING, PARTNER, and STEVE STANFILL, PARTNER, D/B/A FUTURE PLUS PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called GRANTEEs.

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, I, WALTER HENRY CARTER, TRUSTEE UTA DATED AUGUST 28, 1997, GRANTOR, does hereby bargain, sell, transfer and convey unto ANDY KING, PARTNER, and STEVE STANFILL, PARTNER, D/B/A FUTURE PLUS PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, hereinafter referred to as GRANTEEs, their 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 GRANTOR 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 102 EAST PALESTINE AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds HIMSELF and his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Walter Henry Carter Trustee UTA
WALTER HENRY CARTER, TRUSTEE UTA DATED AUGUST 28, 1997, Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, WALTER HENRY CARTER, TRUSTEE UTA DATED AUGUST 28, 1997, 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 **4th** day of August, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**FUTURE PLUS PARTNERS, A TN GENERAL PARTNERSHIP**

**102 EAST PALESTINE AVENUE**
**MADISON, TN 37115**

Property Address:

**102 EAST PALESTINE AVENUE**
**MADISON, TN 37115**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 51-8, PARCEL 112**

## 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 **$87,400.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **4th** day of **August, 2000.**

Notary Public

My Commission Expires: 6/30/2004

RETURN TO:

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

# EXHIBIT 'A'

BEING Lot No. 6, on the map of Due West Montague Subdivision, of record in Book 547, page 115, Register's Office for Davidson County, Tennessee.

Said Lot 6 fronts 80 feet on the southerly side of East Palestine Boulevard and runs back between lines, 214 feet on the easterly line and 225 feet on the westerly line, to a dead line in the rear, measuring 90 feet thereon.

BEING the same property conveyed to WALTER HENRY CARTER, TRUSTEE, by Warranty deed from E. MARK TURNER, A MARRIED PERSON, of record in Book 10593, page 832, 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 51-8, PARCEL 112).

2. All matters as set forth on the Plan of record in Plat Book 547, page 115, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.