18B

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

Davidson County DEEDWARR
Recvd: 09/12/00 13:55 3pgs
Fees:15.00 Taxes:332.63
20000912-0090415

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of September, 2000, by and between WALTER H. CARTER, TRUSTEE UTA DATED MARCH 1, 1997, hereinafter called Grantor, and SHIRLEY I. BIZUB, UNMARRIED, 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, I, WALTER H. CARTER, TRUSTEE UTA DATED MARCH 1, 1997, Grantor, does hereby bargain, sell, transfer and convey unto SHIRLEY I. BIZUB, UNMARRIED, hereinafter referred to as Grantee, his/her 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 2611 ELLIOTT ST & 203 28TH AVENUE S., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee 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 Grantee, his/her 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: W H Carter, Trustee
WALTER H. CARTER, TRUSTEE UTA DATED MARCH 1, 1997, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, TRUSTEE UTA DATED MARCH 1, 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 **6th** day of September, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

SHIRLEY I. BIZUB, UNMARRIED
2611 Elliott Dr.
Old Hickory, TN 37138

Property Address:

2611 ELLIOTT ST & 203 28TH AVENUE S.
OLD HICKORY, TN 37138

Person Responsible for Taxes:

WALTER H. CARTER, TRUSTEE
2200 21ST AVENUE S., STE 220
NASHVILLE, TN 37212

Map & Parcel #: MAP 53-12, PRCEL 124

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 **$89,900.00** 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.

Shirley I. Bizub
Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **September, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 10 of Block 9 on the Plan of Dabbs and Elliott's Subdivision No. 1, of record in Book 547, page 92, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 10 fronts 50 feet on the northwesterly side of Elliott Avenue and runs back between parallel lines, with the southeasterly margin of 28th Street, 100 feet to a dead line.

BEING the same property conveyed to WALTER H. CARTER, TRUSTEE, by DEED from RAY K. BINNION, of record in Book 10407, page 603, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 53-12, PRCEL 124).

2. All matters as set forth on the Plan of record in Plat Book 547, page 97, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.