STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $89,000.00

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires November 24, 2001

John Royster
Affiant

Subscribed and sworn to before me, this 31ST day of AUGUST, 2000.

My commission expires

Jamie L. Taylor
Notary Public

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/00 13:04 2pgs
Fees:11.00 Taxes:329.30
20000920-0093596

Address of New Owner & Send Tax Bills to:	**Prepared By:** Jamie Taylor, Atty 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
3832 BOATNER DRIVE NASHVILLE, TN 37207	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 59-14/218.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

RICHARD E. CARTER AND FANTINA L. CARTER, HUSBAND AND WIFE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JOHN ROYSTER AND ANGELA ROYSTER , HUSBAND AND WIFE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 209 ON THE PLAN OF SECTION 4 HAYNES ESTATES, OF RECORD IN BOOK 4300, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD E. CARTER AND FANTINA L. CARTER BY QUITCLAIM DEED FROM STANLEY L. EVANS AND CHARLOTTE JOHNSON BEENE DATED APRIL 28, 1995 AND RECORDED APRIL 28, 1995 IN BOOK 9657, PAGE 974, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3832 BOATNER DRIVE, NASHVILLE, TN 37207

This conveyance is made subject to:

1. 2000 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31ST day of AUGUST, 2000.

Richard E. Carter
RICHARD E. CARTER

Fantina L. Carter
FANTINA L. CARTER

State of Tennessee
County of DAVIDSON

On this 31ST day of AUGUST, 2000, before me personally appeared RICHARD E. CARTER AND FANTINA L. CARTER, HUSBAND AND WIFE to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be THEIR free act and deed.

NOTARY PUBLIC AT LARGE

Witness my hand and official seal.
My Commission expires:

My Commission Expires November 24, 2001

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.