Davidson County DEEDWARR
Recvd: 11/20/00 10:49 3pgs
Fees:15.00 Taxes:614.20
20001120-0114428

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $166,000.00

Affiant

Subscribed and sworn to before me, this 17th day of November, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ANNETTE RENEE BOUDREAU	NEW OWNER	MAP 131-3
1805 Shackleford Road		PARCEL 149
Nashville, Tennessee 37215		FB# 16DA19333

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM K. CARROLL AND WIFE, KAREN R. CARROLL, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANNETTE RENEE BOUDREAU, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1805 Shackleford Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2000.

WILLIAM K. CARROLL

By: Attorney-in-Fact
KAREN R. CARROLL, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH.

KAREN R. CARROLL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN R. CARROLL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2000.

My Commission Expires: 11/29/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN R. CARROLL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said WILLIAM K. CARROLL, and is authorized by the said WILLIAM K. CARROLL, to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of November, 2000.

My Commission Expires: 11/29/03

Notary Public



EXHIBIT "A"

Land in Nashville, Davidson County, Tennessee, being a part of the tract shown "For Future Development" on the Plan of Birdhaven Subdivision, of record in Book 1130, page 30, Register's Office of Davidson County, Tennessee, described according to a survey made thereof February 18, 1981, by James A. Hamilton, Jr., Engineer, as follows:

Beginning at a point in the southerly margin of Shackleford Road, as widened, said point being in the westerly line of Lot No. 1, Neil Hunt's Subdivision, of record in Book 974, page 19, said Register's Office, said point also being 35 feet from the original center line of Shackleford Road;

Thence with the westerly line of said Lot No. 1, said Hunt's Subdivision, southwardly 106.6 feet to a railroad spike set in the benched root of a large hackberry tree, the northeasterly corner of Lot No. 13, said Hunt's Subdivision;

Thence with the northerly line of Lots 13 and 14, said Hunt's Subdivision, westwardly 85.0 feet to a concrete monument, the southeasterly corner of the property conveyed to Samuel H. Shannon, et ux, Alice N. Shannon, by deed from James Dewarde Hughes, et ux, Elizabeth Rowland Hughes, of record in Book 4019, page 488, said Register's Office.

Thence with said Shannon's easterly line northwardly 117.86 feet to a concrete monument in the southerly margin of Shackleford Road, said monument being 25.0 feet from the original center line of said road;

Thence with the southerly margin of said road eastwardly 69.38 feet to a point at which the road widens;

Thence, at right angles southwardly 10.0 feet to a point;

Thence continuing with the southerly margin of said road eastwardly 16.12 feet to a point of beginning.

Being the same property conveyed to William K. Carroll by deed from Nina W. Schmidt (a/k/a Nina Wylton Schmidt) as surviving tenant by the entirety, by and through my Conservator, Beverly Jane Anderson, Conservator of record in Book 9548, page 530, said Register's Office. William K. Carroll has since conveyed his interest in said property to William K. Carroll and wife, Karen R. Carroll by quitclaim deed of record in Book 9733, page 524, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 2000 Taxes, which have been prorated and paid by the Grantor.