Davidson County DEEDWARR
Recvd: 12/27/00 15:58 2pgs
Fees:11.00 Taxes:432.90

20001227-0126454

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2000.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 1-26-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam P. & Frances F. Holt & Sam P. Holt, Jr. 2001 Porter Road Nashville, TN 37206	New Owner	Map 72-16 Parcel 51

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Delores Lynn Green, Executrix of the Estate of Betty L. Carter

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sam P. Holt and wife, Frances F. Holt, and Sam P. Holt, Jr.

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 7 ON THE PLAN OF BURCHWOOD GARDENS, SECTION I, AS OF RECORD IN BOOK 2900, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF PORTER ROAD THE COMMON CORNER OF LOTS 7 AND 8; THENCE NORTHWARDLY WITH THE LINE BETWEEN SAID LOTS, 165.8 FEET TO A POINT; THENCE WESTWARDLY 153 FEET TO A POINT IN THE EASTERLY MARGIN OF HAYDEN DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHWARDLY 119.10 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE SOUTHEASTWARDLY AROUND SAID CURVE WITH A RADIUS OF 25.10 FEET, 39.28 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID PORTER ROAD; THENCE WITH THE MARGIN OF THE SAME EASTWARDLY 124.75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EARL CARTER AND WIFE, BETTY L. CARTER, BY DEED FROM FRANCES COMPTON, DATED DECEMBER 18, 1978, AND OF RECORD IN BOOK 5376, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. EARL CARTER HAVING SINCE DIED LEAVING BETTY L. CARTER AS SURVIVING TENANT BY THE ENTIRETY. BETTY L. CARTER HAVING SINCE DIED. PROPERTY VESTS IN THE ESTATE OF BETTY L. CARTER, DELORES LYNN GREEN AS EXECUTRIX.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 16, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line along the front and west side of said lot, a 10 foot easement for utilities and drainage purposes along the rear of said lot, and a 2½' X 15' utility anchor easement over the southwest of said lot.
3) Property is subject to Restrictive Covenants contained in Book 2927, Page 439, and corrected in Book 3157, Page 469, Register's Office for Davidson County, Tennessee.
4) Property is subject to any claims or inheritance taxes against the Estate of Earl Carter and Betty L. Carter.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2201 Porter Road, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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

Witness my hand(s) this 21st day of December, 2000.

Delores Lynn Green, Executrix

Delores Lynn Green, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Delores Lynn Green, Executrix of the Estate of Betty L. Carter, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076