ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Eckhardt Exchange Corp.,		
Trustee for the		MAP: 071-11-0
308 Edith Avenue Land Trust	(same)	
P.O. Box 2981		PARCEL: 093.00
Murfreesboro, TN 37133-2981		

This instrument prepared by: Robert J . Notestine, III, Attorney, Box 26B
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 12-10462

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Julia Anne Carter,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Eckhardt Exchange Corporation, Trustee for the 308 Edith Avenue Land Trust** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly 50 feet of Lot No. 57 on the Map of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to Larry Wayne Carter and wife Julia Anne Carter by Deed from Billy Ray Knight, Peggy Knight Daniels, and Evelyn Knight Martin, of record in Book 9524, page 105, Register's Office for Davidson County, Tennessee. Subsequently, all interest in said property was awarded to Julia Anne Carter in the Final Decree of Divorce of record in Book 10254, page 233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years,

2. Plan of Record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

3. Deed of Trust executed by Larry Wayne Carter and wife Julia Anne Carter to Daniel C. Masten, Trustee, in the original amount of $28,700.00 , of record in Book 9524, page 109, Register's Office for Davidson County, Tennessee. Grantee agrees to assume and pay.

This is improved property known as 308 Edith Avenue, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $14,463.00.

Affiant

Subscribed and sworn to before me this 29th day of December, 2000.

Notary Public

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/02/01 08:09 2pgs
Fees:11.00 Taxes:53.51

20010102-0000007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of December, 2000.

Julia Anne Carter

Julia Anne Carter

STATE OF TENNESSEE}
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Anne Carter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged executing the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 2000.

Notary Public

DONALD E. KNIFFEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-25-2003