This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
(615) 244-0020

Return to Box 51B

Davidson County DEEDWARR
Recvd: 08/06/01 10:34 3pgs
Fees:18.00 Taxes:462.50
20010806-0083569

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Raymond L. Simons **1721 Church Street** **Nashville, Tennessee 37203**	**SAME**	**092-12-0** **378.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, I, **Kim Poovey, Executrix of the Estate of James Kenneth Carter** (referred to hereinafter as "Grantor"), have bargained and sold and do hereby transfer and convey unto **Raymond L. Simons** a/k/a R.L. Simons (referred to hereinafter as "Grantee"), his heirs and assigns, all of the interest of James Kenneth Carter a/k/a J. Kenneth Carter in a certain tract of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property"). This is improved property known as **1719 Church Street, Nashville, Tennessee 37203-2921.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the interest in the Property conveyed herein in fee simple; that Grantor has good right to sell and convey the same; and that the same is unencumbered, except for 2001 real estate taxes, which are being assumed in full by Grantor; and matters shown on the plan of the Boyd Home Tract of record at Book 21, Page 39, Register's Office for Davidson County.

AND Grantor does further covenant and bind Grantor, Grantor's heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 1st day of July, 2001.

Kim Poovey, Executrix of the Estate of
James Kenneth Carter

45194262.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $125,000.00.

Raymond L. Lucas
AFFIANT

Subscribed and sworn to before me, this 1st day of July, 2001.

Gail Smith Bradford
NOTARY PUBLIC

GAIL SMITH BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy J Winters a Notary Public of the state and county aforesaid, the within named **Kim Poovey, Executrix of the Estate of James Kenneth Carter,** 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 16th day of July, 2001.

Nancy J Winters
Notary Public

My commission expires: 12-18-2002

"OFFICIAL SEAL"
NANCY J. WINTERS
Notary Public, State of Illinois
My Commission Expires 12/18/2002

EXHIBIT A
(Property Description)

Land in Davidson County, Tennessee, described with greater particularity as follows:

Being Lot No. 95 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said lot no. 95 fronts 50 feet on the southerly side of Church Street, as widened, and runs back between parallel lines 172 ½ feet to an alley.

Being the same property conveyed by Dorothy Swain Todd to J. Kenneth Carter and R.L. Simons by deed of record in Book 7426, page 774, Register's Office for Davidson County. J. Kenneth Carter subsequently died and his Last Will and Testament was submitted for probate before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Case No. 00P-93), with Kim Poovey serving as Executrix of his Estate.