BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Joseph John Kovalick II 207 Big Springs Road Bell Buckle, Tennessee 37020	New Owner 207 Big Springs Road Bell Buckle, Tennessee 37020	Map 105-13 Parcel 120.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 09/04/01 15:13 3pgs
Fees:18.00 Taxes:259.00

20010904-0095479

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND and NO/100 ($70,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ANNIE PEARL CARTER, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JOSEPH JOHN KOVALICK II, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being the East 1/2 of Lot No. 79 on the Map of Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.
>
> Said part of said Lot fronts 50 feet on the south side of Elmwood Avenue and runs back between parallel lines, 188 feet to an alley.
>
> Being the same property conveyed by deed from Mavis A. Hall to Oliver H. Carter and wife, Annie Pearl Carter, of record in Book 3641, page 411, Register's Office for Davidson County, Tennessee. The said Oliver H. Carter died on November 13, 1988 leaving Annie Pearl Carter as owner of fee simple title as surviving tenant by the entirety.
>
> This is improved property known as 1401 Elmwood Avenue, Nashville, TN 37212.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 421, page 34 of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except for

lien of the 2001 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee her proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 29th day of August, 2001.

Annie Pearl Carter

ANNIE PEARL CARTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Annie Pearl 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 and seal, this 29th day of August, 2001.

Marshall L. Hix

Notary Public

My Commission Expires: 9-25-2004

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESSES

The said Annie Pearl Carter, being of sound mind and disposing memory, signed the foregoing Warranty Deed in our presence, and signified and declared to us that same was the Warranty Deed to convey the real property and improvements located at 1401 Elmwood Avenue, Nashville, Tennessee; and we, the undersigned, at her request, and in her presence and sight, and in the presence and sight of each other, have subscribed our names hereto as authenticating and attesting witnesses the day and date above written.

Kay M. Tenpenny

Kay M. Tenpenny
Address: 243 Fairway Drive
Nashville, Tennessee 37214

Lillie O. Searcy

Lillie O. Searcy
Address: 130 Stillhouse Road
Hendersonville, Tennessee 37075

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

We, the undersigned, Kay M. Tenpenny and Lillie O. Searcy, being first duly sworn, make oath as follows:

The said Annie Pearl Carter, being of sound mind and disposing memory, signed the foregoing instrument in our presence, and signified and declared to us that same that same was the Warranty Deed to convey the real property and improvements located at 1401 Elmwood Avenue, Nashville, Tennessee, and we, the undersigned, at her request and in her presence and sight, and in the presence and sight of each other, have subscribed our names thereto as authenticating and attesting witnesses the day and date written therein.

Kay M. Tenpenny

Lillie O. Searcy

Sworn to and subscribed before me
this 29th day of August, 2001.

Notary Public

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 9/25/2004