After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 42669
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bruce D. Carter Tania M. Carter 2813 Belcourt Avenue Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-7-107

Davidson County DEEDWARR
Recvd: 09/10/01 17:13 2pgs
Fees:13.00 Taxes:910.20
20010910-0098265

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 246,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Foteni E. Eliadis, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce D. Carter and spouse, Tania M. Carter,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7, of Block 7, on the Map of Fairfax Place of record in book 547, Page 137, Register's Office for Davidson county, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Foteni E. Eliadis, unmarried by deed from James W. McKenzie and Anthony Joseph Spence, both unmarried of record in book 8777, Page 3421, and re-recorded in Book 11400, Page 106, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Above described conveyance is subject to; Taxes for the year 2001 and subsequent years; Matters set out on the Plan of record in Book 547, Page 137 & 138, said Register's Office.

This is improved property, known as: 2813 Belcourt Avenue, Nashville, TN 37212

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of September, 2001.

Foteni E. Eliadis

Foteni E. Eliadis

State of Tennessee
County of Davidson

On this 5th day of September, 2001, before me the undersigned authority, personally appeared **Foteni E. Eliadis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 246,000.00

Affiant

Sworn and subscribed before me on the 5th day of September, 2001.

Notary Public

My Commission Expires: 4-28-04