WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Mary E. Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2002.

Dana Debrosk
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/23/02 12:40 2pgs
Fees:13.00 Taxes:325.60

20020423-0049981

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC,
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0448

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen E. Ehlers	Capital Bank & Trust Company	105-13-0-260.00
(NAME)	(NAME)	
2030 10th Avenue South	1820 West End Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kathy Lee Carter Boles, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen E. Ehlers and wife, Mary E. Cantrell, 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:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 83 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

Beginning at the southeast corner of 10th Avenue South, formerly Jowett Avenue and an alley, being the northwest corner of said Lot No. 83 and running thence eastwardly with the southerly margin of said alley, 151.6 feet to the dividing line between Lots Nos. 82 and 83 on said plan; thence southwardly with the said dividing line 67 feet to a point; thence westwardly 150 feet, more or less, to the easterly margin of 10th Avenue South; thence northwardly with the easterly margin of 10th Avenue South 68 ½ feet to the beginning.

Being the same property conveyed to Ollie Carter and wife, Learia Carter by Installment Deed from Mrs. Katie J. Corbitt (a widow) of record in Book 3618, Page 130, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kathy Lee Carter Boles by Quitclaim Deed from Ollie Carter of record in Instrument Number 19991215-0303429, Register's Office for Davidson County, Tennessee.

James L. Boles joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Kathy Lee Carter Boles.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2030 10th Avenue South, Nashville, TN 37204

(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 this 16th day of April, 2002.

Kathy Lee Carter Boles
Kathy Lee Carter Boles

James L. Boles by
James L. Boles

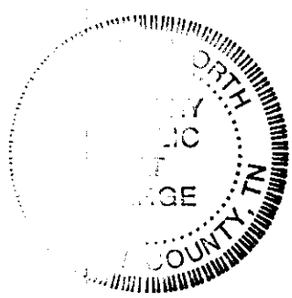
Dana Dana - AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared David Tower, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Kathy Lee Carter Boles and James L. Carter, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Kathy Lee Carter Boles and James L. Carter. Witness my hand and Notarial Seal this 16th day of April, 2002

Commission expires:
11/27/04

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076