**PREPARED BY:**
**BALDWIN LAND TITLE. PLLC**
**717 OLD HICKORY BOULEVARD**
**BRENTWOOD, TN 37027**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **1st** day of **October, 2002** between **WALTER H CARTER** , GRANTOR, and **ALEXANDRIA WEBSTER** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two Ellis Estates, as shown on plat of record in Plat Book 6900, page 467, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Walter H. Carter by Warranty Deed from Dale L. Gunter and Jodi L. Gunter, both unmarried, of record in Book 9558, Page 57, Register's Office for Davidson County, Tennessee.**

Davidson County DEEDWARR
Recvd: 10/15/02 09:43 2pgs
Fees:13.00 Taxes:327.45
20021015-0126468

**THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

**WALTER H CARTER**
Signature of Seller

**INDIVIDUAL )**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER H CARTER, the within names bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 01st day of October, **2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

Name and Address of Property Owner:

ALEXANDRIA WEBSTER
1344 LOVEJOY COURT
NASHVILLE, TN 37216

Property Address:

1344 LOVEJOY COURT
NASHVILLE, TN 37216

Person Responsible for Taxes:

**ALEXANDRIA WEBSTER**
**1344 LOVEJOY COURT**
**NASHVILLE, TN 37216**

**Parcel #:** 72 7

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 01st day of October, **2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

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