THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 01/31/03 13:45 2pgs
Fees:13.00 Taxes:832.50
20030131-0013755

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 225,000.00

John M Carter
Affiant

Subscribed and sworn to before me, this 30th day of January, 2003

Mitchell A Watts
Notary Public

My Commission Expires: 10-12-05

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.**
JOHN M. CARTER 4023 Sneed Road Nashville, Tennessee 37215	JOHN M. CARTER 1122 Barrell Springs Hollow Franklin, Tennessee 37069	MAP 116-16 PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100---------- ($ 225,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JAMES ALLEN LUTON, JR. AND MARY LOUISE LUTON CLARK hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN M. CARTER AND WIFE, JENNIFER K. CARTER 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:

BEING Lot No. 22 on the revised Map of Wallace's Subdivision, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, October 6, 1941, as follows:

BEGINNING on the westerly margin of Sneed Avenue at a point 1394.7 feet, more or less, north of the northerly margin of Hobbs Road, being the corner of Lots Nos. 22 and 23; thence with the line between said two lots, westwardly 210.0 feet to the common corner of Lots Nos. 2, 3, 22 and 23 on said plan; thence with the line between said Lots Nos. 3 and 22, southwardly 100.0 feet to the common corner of Lots Nos. 3, 4, 21 and 22 on said plan; thence with the line between said Lots Nos. 21 and 22, eastwardly 213.6 feet to the westerly margin of Sneed Avenue; thence with the westerly margin of said Avenue, northwardly 100.0 feet to the beginning.

BEING the same property conveyed to James A. Luton and wife, Anna D. Luton, by deed from A.K. Head and wife, Helen E. Head, of record in Book 1425, page 80, Register's Office for Davidson County, Tennessee; the said James A. Luton and Anna D. Luton having both since died, with James A. Luton having predeceased Anna D. Luton and the Last Will and Testament of Anna B. Luton of record in Will Book No. 4469, Image No. 826171, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to James Allen Luton, Jr. and Mary Louise Luton Clark. Anna "B." Luton being one and the same as Anna "D." Luton.

This is improved property known as 4023 Sneed Road, Nashville, Tennessee 37215

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Revised Map of Wallace's Subdivision of record in Book not, page of record, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of January, 2003.

JAMES ALLEN LUTON, JR.

MARY LOUISE LUTON CLARK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES ALLEN LUTON, JR. AND MARY LOUISE LUTON CLARK, the bargainor s, 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 and official seal this 30th day of January, 2003.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public