STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,635.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 2003.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice S. Carter 2407 Pafford Drive Nashville, TN 37206		Map 83.04 Parcel 151

For and in 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,

Kellye Osteen as Administrator of the Estate of Hilton Denver Osteen, deceased

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alice S. Carter, unmarried

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. 101, ON THE PLAN OF ROSEBANK PARK, OF RECORD IN BOOK 1835, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 101 FRONTS 110 FEET ON THE NORTHERLY SIDE OF PAFFORD DRIVE AND RUNS BACK BETWEEN LINES, 130.4 FEET ON THE EASTERLY LINE AND 128.2 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR WHICH IS A BROKEN LINE, MEASURING 93 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HERMAN D. OSTEEN AND WIFE, RUBY I. OSTEEN BY DEED FROM PHILIP N. BROWNSTEIN, OF WASHINGTON D.C., AS FEDERAL HOUSING COMMISSIONER, DATED MAY 27, 1965, AND OF RECORD IN BOOK 3904, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HERMAN D. OSTEEN AND WIFE, RUBY I. OSTEEN HAVE SINCE DIED. PROPERTY THEN VESTED IN HILTON D. OSTEEN, SOLE HEIR OF HERMAN DENVER OSTEEN BY AFFIDAVIT OF HEIRSHIP, DATED APRIL 2, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20000417-0038468, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. HILTON D. OSTEEN HAVING SINCE DIED. KELLYE OSTEEN NAMED AS ADMINISTRATOR OF THE ESTATE OF HILTON DENVER OSTEEN, DECEASED, BY AMENDED ORDER NO. 03P-137, FILED OF RECORD JANUARY 30, 2003, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee, including but not limited to a 60' minimum building setback line along the front of said lot, and a 10' utilities easement along the rear of said lot.
3) Property is subject to Restrictive Covenants contained in Book 1907, Page 593, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2407 Pafford Drive, Nashville, TN 37206
(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(s) this ~~31st~~ 5th day of ~~January~~ February, 2003.

Kellye Osteen, Administrator
Kellye Osteen, Administrator

Davidson County DEEDWARR
Recvd: 02/10/03 11:26 2pgs
Fees:13.00 Taxes:361.25

20030210-0017976

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kellye Osteen as Administrator of the Estate of Hilton Denver Osteen, deceased, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~31st~~ 5th day of ~~January~~ February (SFE), 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076