Prepared By
~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN00060

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37[illegible]
615-292-2665
#526

WARRANTY DEED

2CC by MUT, 2IF
99,900.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120,500.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2003

Notary Public

MY COMMISSION EXPIRES: 11-27-04

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Laurence **1908 Franklin Avenue** **Nashville, TN 37206**	**National Bank of Commerce** **One Commerce Square** **Memphis, TN 38150**	**83-6-287**

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,

THELMA E. CARVER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PETER LAURENCE AND WIFE, THERESA LAURENCE

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. 6, on the plan of John A. Bealafelt's Subdivision of Lot No. 1, of the Cuppett Property, as of record in Book 547, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot #6 fronts 50 feet on the south side of Beaumont Avenue, and runs back between parallel lines 149 feet to a dead line.

Being the same property conveyed to William D. Carver and wife, Thelma E. Carver, by Deed from Clifton R. Carver (unmarried), dated June 12, 1940 and recorded June 17, 1940 in Book 1157, page 113, Register's Office for Davidson County, Tennessee. The said William D. Carver having since died. The said property now being solely vested in Thelma E. Carver as sole surviving tenant by the entirety. The said Thelma E. Carver is also known as Thelma Inez Carver.

Unimproved ( )
This is improved (X) property known as **1908 Franklin Avenue, Nashville, TN 37206**
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 our hands this 31st day of January, 2003.

Thelma E. Carver by Martha Virginia Thurman, Atty-in-fact

THELMA E. CARVER BY MARTHA VIRGINIA THURMAN, ATTORNEY-IN-FACT, BY POWER OF ATTORNEY RECORDED IMMEDIATELY PRIOR HERETO IN INSTRUMENT NO. 20030220-0022605

Davidson County DEEDWARR
Recvd: 02/20/03 13:39 2pgs
Fees:13.00 Taxes:389.63

20030220-0022606

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the 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 and official seal at _____, Tennessee, this 31st day of January, 2003.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, 2003.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2003, before me personally appeared MARTHA VIRGINIA THURMAN to me known to be the person who executed the foregoing instrument in behalf of THELMA E. CARVER as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said THELMA E. CARVER.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 2003.

My commission expires:_____ _____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006