Davidson County DEEDWARR
Recvd: 05/21/03 15:55 2pgs
Fees:13.00 Taxes:223.48

20030521-0069634

THIS INSTRUMENT PREPARED B From information furnished by the parties.
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

Address New Owner(s)
Jimmy S. and Phyllis Carman
822 Cooks Road
Mt. Juliet, Tennessee 37122

Send Tax Bills To
Same

Map-Parcel No.
Map 048

Parcel 06907

Warranty Deed

For and in consideration of the sum of $60,400.00, the receipt of which is hereby acknowledged, Ora Crabtree Carman, Grantor, transfers and conveys to Jimmy S. Carman, and wife, Phyllis Carman, Grantees, as tenants by the entirety, a certain tract or parcel of land located in Davidson County, Tennessee:

Being Lot No. 142 on the Plan of Victory Heights, as of record in book 1130, page 97 Register's Office for said County, described as follows:

Beginning on the southerly margin of Oneida Avenue at the corner of lots Nos. 141 and 142 on said plan; thence with the line between said lots, southwardly 150 feet; thence westwardly 61.4 feet to the easterly margin of Montgomery Avenue; thence with same, northwardly 125 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.27 feet to a monument on the southerly margin of said Oneida Avenue; thence with same, eastwardly 36.4 feet to the beginning.

Being the same property conveyed to James H. Carman and wife Ora Crabtree Carman by deed from Ethel Adair, of record in Book 2646, Page 215, Register's Office for Davidson County, Tennessee.

James H. Carman and Ora Crabtree Carman were married in Rossville, Georgia on February 29, 1949. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of James H. Carman in Nashville, Davidson County, Tennessee on September 27, 1990; and Ora Crabtree Carman conveys as surviving tenant by the entirety.

This is improved property, known as 900 Oneida Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for real property taxes for 2002.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantees, Grantees' heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on January 13, 2003.

Ora Carman by Jimmy Carman

Ora Carman, by Jimmy Carman, Attorney-in-fact
Grantor

State of Tennessee
County of Sumner

Personally appeared before me, Jimmy Carman, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Ora Carman, Grantor, and who acknowledged that he executed the same as the free act and deed of Ora Carman.

Witness my hand, at office, on January 13, 2003.

Notary Public
My commission expires: Aug. 10, 2004

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 60,400.00 . Subscribed and sworn to before me on January 13, 2003.

Jimmy S. Carman, Affiant

Notary Public
My commission expires: Aug. 10, 2004