Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00 Affiant SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF MAY, 2003. (Affix Seal) Notary Public My Commission Expires: 11/27/03

Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

WARRANTY DEED

Preparer's File #-03D0424

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elizabeth L. Carter	New Owner	91-11-100
4813 Illinois Avenue		
Nashville, Tennessee 37209		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ELIZABETH L. CARTER, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 7 1/2 feet of Lot No. 720, and all Lot Nos. 722 and 724 of Block No. 103, Plan No. 1 West Nashville, as of record in Book 57, pages 74 & 75, Register's Office for said County. Said part of Lot No. 720 and all lot Nos. 722 & 724 front together 67.5 feet on the southerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley, lot No. 724 running back with the easterly margin of 49th Avenue North, formerly 8th Street.

Being the same property conveyed to Van Christian by deed from Ocwen Federal Bank, FSB, of record in Instrument No. 200002150015019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **4813 Illinois Avenue, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **19th** day of **May, 2003**:

Van E. Christian, II

Davidson County DEEDWARR
Recvd: 06/03/03 08:56 1pgs
Fees:13.00 Taxes:336.70
20030603-0075085

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VAN E. CHRISTIAN, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 19th day of May, 2003.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.