RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **November, 2003, by and between NORA L. MOORE, UNMARRIED, hereinafter called Grantor, and BARNSDALE S. CARTER and LAURA L. CARTER, HUSBAND AND WIFE, hereinafter called Grantees.**

BSC

BSC

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, NORA L. MOORE, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto BARNSDALE S. CARTER and LAURA L. CARTER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5744 CLARKSVILLE HIGHWAY, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors and assigns, to warrant and forever defend the title to said Grantees, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Nora L. Moore by
her attorney in fact
Gina Louise Moore

NORA L. MOORE

Davidson County DEEDWARR
Recvd: 12/10/03 10:02 3pgs
Fees:18.00 Taxes:181.30

20031210-0176971

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **26th** day of **November, 2003** before me personally appeared TINA LOUISE MOORE, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of NORA L. MOORE and, and acknowledged that he/she executed the same as the free act and deed of said NORA L. MOORE, A/K/A NORA LOUISE MOORE, per Limited Power of Attorney of record in INSTRUMENT No._____, recorded immediately prior hereto.

Witness my hand, at office, this **26th** day of **November, 2003.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

BARNSDALE J. CARTER and LAURA L. CARTER, HUSBAND AND WIFE
5515 OLD HICKORY BLVD.
Ashland City, TN 37015

Property Address:

5744 CLARKSVILLE HIGHWAY
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 29, PARCEL 332

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$49,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **November, 2003.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Lot No. 1, according to a survey made by William marlin Keel, dated August 1984, and described as follows:

Beginning at a concrete monument in the easterly margin of Clarksville Highway (U.S. Highway 41A) said point being the southwest corner of the property conveyed to Betty Jean Arrington from Elizabeth M. Frazier by deed of record in Book 5829, page 364 of the Register's Office of Davidson County, Tennessee; thence with Arrington's southerly boundary, North 65 deg. 25' 16" 434.84 feet to an iron pin; thence, North 39 deg. 04' 07" East, 815.16 feet to an iron pin; thence, South 75 deg. 58' 47" East, 135.60 feet to an iron pin; thence, South 36 deg. 06' 40" West, 627.21 feet to an iron pin; thence, South 35 deg. 52' 33" West, 217.96 feet to an iron pin; thence South, 67 deg. 02' 29" West, 553.10 feet to an iron pin in the easterly margin of Clarksville Highway, said line being the dividing line between Lots 1 and 2; thence, with the easterly margin of Clarksville Highway, 123.00 feet to the point of beginning, containing 4.24 acres, more or less.

BEING the same property conveyed to NORA L. MOORE, UNMARRIED, by Warranty Deed from ELIZABETH MOORE FRAZIER, of record in BOOK 7469, PAGE 428, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 29, PARCEL 332).
2. Unrecorded easements for roads and utilities, if any.

3. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603, et seq.

4. Right of way for Clarksville Highway.