RETURN TO:
AMERICAN TITLE COMPANY
925 INDUSTRIAL DRIVE
OLD HICKORY TN 37138
03-2298

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10770 PG 184

ADDRESS NEW OWNER:
Kincaid Carter
413 Huntington Ridge Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

RE-RECORD

MORTGAGEE:
Volunteer Trust Company
1501 Hatcher Lane, P. O. Box 995
Columbia, TN 38402

MAP 161-11
GROUP A
PARCEL 87.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dolores P. Biggert Marino, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Kincaid Carter, unmarried,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 of Huntington Ridge Townhouse of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Dolores P. Biggert, unmarried, by deed from Richter Dial Builders, Inc. of record in Book 9792, page 796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 413 Huntington Ridge Dr., Nashville, Tennessee 37211.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0394050
IDENTIF. & REFERENCE

98 JAN 27 PM 1:25
REGISTER
DAVIDSON COUNTY, TN.

6289 01/27 0101 03CHECK 462.25

Davidson County DEEDWARR
Recvd: 01/08/04 12:48 3pgs
Fees:17.00 Taxes:0.00
20040108-0003259

*John F. Marino, spouse of Dolores P. Biggert Marino, hereby joins in this conveyance to transfer all his right, title, and interest in said property, marital or otherwise.

WITNESS my hand this the 23rd day of January, 1998.

Dolores P. Biggert Marino
Dolores P. Biggert Marino

John F. Marino by Dolores P. Biggert Marino atty. in fact
John F. Marino

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dolores P. Biggert Marino** individually and as Attorney in Fact for John F. Marino the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained, and who further acknowledged that she executed the within Warranty Deed as the free act and deed of the said John F. Marino.

WITNESS my hand and official seal this 23rd day of January, 1998.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $122,500.00.

Kincaid Carter
AFFIANT

Subscribed and sworn to before me on this 23rd day of January, 1998.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

I hereby certify that this is a true copy of
the original Instrument filed in my office
in Book 0770 Page 184
This 11th day of December 20 03
BILL GARRETT Register of Deeds
By Timothy F. Hill
Deputy Register

