Davidson County DEEDWARR
Recvd: 03/18/04 15:26 2pgs
Fees:13.00 Taxes:621.60

20040318-0031127

WARRANTY DEED

B-CCI-04-0005

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-22-06

TAFFIX SEAL

NOTARY PUBLIC DAVIDSON COUNTY AT LARGE MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Andrew Carlton	Columbia National Mortgage	
2300 Edge O' Lake Drive (ADDRESS)	118 Mabry Hood Road, Suite 400 (NAME) (ADDRESS)	149-378
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Knoxville, TN 37922 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARCAR DEVELOPMENT, INC.,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN ANDREW CARLTON, 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 Lot 5 on the Final Plat of Chelsea Village, Phase Six, Section Two, of record in Instrument Number 20030829-0125891, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to CarCar Development, Inc., by Deed dated May 21, 2003 and filed for record on June 4, 2003 in Instrument Number 20030604-0077155, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 8813, Page 192, in the Register's Office for Davidson, Tennessee.

Water Main Easements of record in Deed Book 8127, Page 873 and Book 8127, Page 878; Sanitary Sewer Easement of record in Book 8127, Page 913, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 8082, Page 329, Book 8083, Page 386 and Book 8842, Page 434, Register's Office of said County.

By-Laws filed of record in Book 8082, Page 348, in the Register's Office for Davidson, County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 2300 Edge O' Lake Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of March, 2004.

Mich & Bell Mgr Pres.
CarCar Development, Inc.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Michael Carlton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the President of CarCar Development, Inc.,, the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as President.

Witness my hand and official seal at Nashville, Tennessee on this 11th day of March, 2004.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-25-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903