Davidson County DEEDWARR
Recvd: 04/23/04 13:51 2pgs
Fees:13.00 Taxes:421.80
20040423-0046477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2004.

Notary Public

My commission expires: 12/15/07

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aaron Joseph Hunter **Amber Marie Young**	NEW OWNER	**162-06-0-088.00**
209 Sterry Court		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William B. Carter and wife, Mary B. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Joseph Hunter, an unmarried person, and Amber Marie Young, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 198 on the Plan of Fair Oaks, Section 1, of record in Plat Book 4175, Page 42-43, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Said Lot fronts 99.39 feet on the southerly side of Sterry Court and extends back 106.75 feet on the Easterly line and 126.41 feet on the Westerly line to a dead line and measures 87.82 feet thereon.

Being the same property conveyed to William B. Carter and wife, Mary B. Carter, by Warranty Deed, from O.W. Cooper and wife, Helen B. Cooper, of record in Book 4527, Page 206, Register's Office for Davidson County, Tennessee, dated August 5, 1971.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4175, Page 42-43, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4289, Page 198, and Book 4475, Page 863, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 209 Sterry Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further

convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 30th day of March, 2004.

× William B. Carter
William B. Carter

Mary B. Carter
Mary B. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, William B. Carter and wife, Mary B. Carter, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2004.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

RETURN TO:

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