Davidson County DEEDWARR
Recvd: 05/11/04 11:17 2pgs
Fees:13.00 Taxes:262.70

20040511-0053758

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2004.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Svolto 673 Mercer Drive Hermitage, TN 37076	Realty Mortgage Corp. 215 Katherine Drive Flowood, MS 39232	Map 75.11 Parcel 121

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Melanie F. Carter, a single person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael Svolto, married

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidosn County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 81A OF THE ZONE LOT DIVISION OF LOT NOS. 1, 2, 3, AND 74 THROUGH 82 OF THE MEADOWS OF TULIP GROVE, SECTION 1 OF RECORD IN BOOK 6250, PAGE 304, AMENDING THE PLAN OF RECORD IN BOOK 7013, PAGE 807, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT MICHAEL CARTER BY DEED FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C., DATED JUNE 8, 1992, AND OF RECORD IN BOOK 8648, PAGE 986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MELANIE F. CARTER, A SINGLE PERSON, BY QUITCLAIM DEED FROM ROBERT MICHAEL CARTER, A SINGLE PERSON, DATED APRIL 27, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010518-0051873, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 304, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6291, Page 899, and Book 6250, Page 304, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 673 Mercer Drive, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with 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 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 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 hand(s) this 30th day of April, 2004.

Melanie F. Carter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Melanie F. Carter, a single person, with whom I am personally acquainted, (or who 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 April, 2004.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076