This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Michael Wayne Carter
3315 Freemond Hollow Rd.
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/23/04 15:45 2pgs
Fees:13.00 Taxes:436.60
20040623-0074696

SEND TAX BILL TO:
Owner

MAP **84-11**
GROUP
PARCEL **79**

MORTGAGEE:

_____
_____
_____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew M. Estok and wife, Betty Ann Estok** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Michael Wayne Carter, a single man**, hereinafter called the , heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32, on the Plan of Maplecrest Subdivision, as shown on plat of record in Plat Book 1835, pages 27 & 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Andrew M. Estok and wife, Betty Ann Estok by Deed of record in Book 4491, Page 873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2253 Maplecrest, Nashville, Tennessee 37214.

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", it successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" that they 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 "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this the 18 day of June, 2004.

Andrew M. Estok

Andrew M. Estok

Betty Ann Estok

Betty Ann Estok

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Andrew M. Estok and wife, Betty Ann Estok, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of June, 2004.

NOTARY PUBLIC

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 2-24-08

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $118,000.00.

AFFIANT

Subscribed and sworn to before me on this 18 day of June, 2004.

NOTARY PUBLIC

JUDITH KAY ADKINS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires: 6/1/08