Davidson County DEEDWARR
Recvd: 07/08/04 10:05 2pgs
Fees:13.00 Taxes:512.45

20040708-0081128

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 138,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 30TH DAY OF JUNE, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/21/07

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00292

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Michael S. Brechner and Sarah Nash Brechner	AmSouth Bank	MAP:83-13
1520 Shelby Avenue	2050 Parkway Office Circle	Parcel:511
Nashville, TN 37206	Birmingham, AL 35244	

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

ERIK W. CARTER AND WIFE, SHARON M. CARTER

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

MICHAEL S. BRECHNER AND WIFE, SARAH NASH BRECHNER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1520 Shelby Avenue, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 30th day of June, 2004.

Erik W. Carter

Sharon M. Carter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, ERIK W. CARTER AND SHARON M. CARTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 30th day of June, 2004.

Notary Public

My Commission Expires: 1/21/07

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 11, on the Plan of Edgefield Land Company First Subdivision, as shown on plat of record in Plat Book 57, page 130, 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 Erik W. Carter and wife, Sharon M.Carter in Instrument No. 200006069957559, recorded 6/9/00, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.