R.k 13Cx 24B
(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Charles B. Whitaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 2004

Ann B. Waddell
Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/26/04 13:14 2pgs
Fees:13.00 Taxes:610.50
20040726-0089035

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Whitaker (NAME)	NEW OWNERS (NAME)	MAP 105-16
609 Napoleon Avenue (ADDRESS)	609 Napoleon Avenue (ADDRESS)	PARCEL 85
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

FOR AND 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, Jesse Eugene Carter, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles B. Whitaker and Thaddeus M. Smith

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:

BEING the easterly 50 feet of Lot Nos. 93 and 94, on the Plan of Corinne Place, of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is made and described as follows:

SAID parts of said Lots front together 50 feet on the northerly side of Napoleon Avenue, and extend back between parallel lines, with the westerly margin of first alley east of Gladstone Avenue, 100 feet to the northerly margin of Lot 93 on said plan.

BEING the same property conveyed to Jesse Eugene Carter by deed from J. P. (Polk) Mitchell and wife, Mary D. Mitchell of record in Book 4258, Page 680, Register's Office, Davidson County, Tennessee. Jesse Eugene Carter having since died on September 9, 1995 leaving said property to his former wife, Emma L. Carter and their two sons Jesse Eugene Carter, Jr. and Richy Nelson Carter by Will of record under Docket No. 96P-210, Probate Court for Davidson County, Tennessee and a copy of which is of record in Instr. No. 20000230017971, Register's Office for Davidson County, Tennessee. Emma L. Carter having never remarried and who predeceased Jesse Eugene Carter on April 5, 1994, intestate, leaving Emma L. Carter's only serviving heirs at law are her two sons, Jesse Eugene Carter, Jr. and Ricky Nelson Carter. Tony Eugene Carter, Executor of

CONTINUED

unimproved ( )
This is improved (X) property, known as 609 Napoleon Avenue, Nashville, TN 37211
(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 this 14th day of July 2004

Jesse Eugene Carter, Jr.
Jesse Eugene Carter, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse Eugene Carter, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of July 2004.

Commission expires November 24, 2007

Ann B. Waddell
Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

the Estate of Jesse Eugene Carter, Sr., Quitclaim the property to Jesse Eugene Carter, Jr. and Ricky N. Carter of record in Book 10243, page 972, said Register's Office. Richy N. Carter then conveyed all of his interest to Jesse Eugene Carter, Jr. of record in Book 10264, page 971, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to 2004 taxes, prorated and assumed by the Grantees; all matters set out on the plan of record; any and easement or encroachments located on the property; and to parties in possession.