Box 50-B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2004. Notary Public MY COMMISSION EXPIRES: May 24 2008 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/29/04 13:57 2pgs
Fees:13.00 Taxes:555.00
20040929-0117230

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Scott Schaffer	New Owner	091-11-0
4813 Illinois Avenue		100
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(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, I, **Elizabeth L. Carter, unmarried**

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

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 the westerly 7 1/2 feet of Lot No. 720, and all of Lot Nos. 722 and 724 of Block No. 103, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County. Said part of Lot No. 720 and all of Lot Nos. 722 and 724 front together 67.5 feet on the southerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley, Lot No. 724 running back with the easterly margin of 49th Avenue, formerly 8th Street.

BEING the same property conveyed to Elizabeth L. Carter by Warranty Deed from Van E. Christian, II, of record as Instrument No. 20030603-0075085, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is being executed on behalf of Elizabeth L. Carter pursuant to a Power of Attorney executed by same on the 20th day of September, 2004, and being filed for record as Instrument No. 20040929-0117229

This is (X) IMPROVED property known as **4813 Illinois Avenue, Nashville, TN 37209.**

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 the 24th day of September, 2004.

Elizabeth L. Carter, by Kimberly A. Davis, Attorney-in-Fact

Elizabeth L. Carter, by: Kimberly A. Davis, Attorney-in-Fact

Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly A. Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Elizabeth L. Carter**, as her Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 24th day of September, 2004.

My Commission expires 3-26-05

Notary Public

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.