WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/04 15:48 3pgs
Fees:18.00 Taxes:185.00

20041101-0131112

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 2004

NOTARY PUBLIC
Deanie L. Gregory
Notary Public AT LARGE

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Langford, Trustee (NAME)	SAME AS NEW OWNER (NAME)	MAP 43-4
109 Hickman Street (ADDRESS)	(ADDRESS)	PARCEL 42
Old Hickory, TN 37138 (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, WE, Homer W. Carter, Jr., Successor- Trustee of the Revocable Living Trust of Mildred K. Carter

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

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 Lot No. 13 on the Plan of Scenic View Subdivision and described according to an unrecorded plan prepared by W. W. Turner Company, Engineers, dated September 14, 1948 as follows:

BEGINNING with a concrete monument at the south end of the return at the southwest corner of the intersection of Hadley Bend Road and Hickman Street and running thence southwesterly along the easterly margin of Hickman Street a distance of 368.4 feet to an iron pin, the point of beginning; thence in a southeasterly direction along the line between Lot Nos. 12 and 13 a distance of 254.6 feet to an iron pin in a dead line; thence southwesterly along said dead line at rear of Lot 13, a distance of 100.1 feet to an iron pin in a dead line between Lots Nos. 13 and 14; thence in a northwesterly direction along the line between Lots Nos. 13 and 14 a distance of 260.7 feet to an iron pin in the easterly margin of Hickman Street on a line between Lot Nos. 13 and 14; thence in a northeasterly direction along the easterly margin of Hickman Street a distance of 100 feet to an iron pin located on a line between Lots Nos. 12 and 13 to the point of beginning.

Being the same property conveyed to H. W. Carter and wife, Mildred Carter by deed from The Nashville Industrial Corporation of record in Book 2883, Page 214, Register's Office for Davidson County, Tennessee. The said H. W. Carter having since died on April 21, 1998 and the said Mildred Carter having since died on September 5 2004 By Quitclaim Deed having been executed on January 27, 2000 and being recorded simultaneously herewith as Instrument No. * 20041101-0131111 said property was conveyed from Mildred K. Carter to Mildred K. Carter, Trustee under the Revocable Trust Agreement of Mildred K. Carter. Pursuant to the Revocable Trust of Mildred K. Carter, Abstract of

CONTINUED

unimproved ( )
This is improved (X) property, known as 109 Hickman Street, Old Hickory, TN 37138
(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 29th day of October 2004

Homer W. Carter, Jr., Trustee
Homer W. Carter, Jr., Successor-

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 Homer W. Carter, Jr., Successor-Trustee

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 Madison, Tennessee, this 29th day of October, AT, 2004.

Commission expires March 25, 2006

Notary Public

DANIEL L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

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

Trust of record as Instrument No. 200002030011156, Register's Office for Davidson County, Tennessee, Homer W. Carter, Jr. was named as Successor-Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AS SET FORTH IN INSTRUMENT OF RECORD IN BOOK 2883, PAGE 214, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES, EASEMENTS, ETC., IF ANY, AS MAY BE SET FORTH ON AN UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION BY W. W. TURNER COMPANY, ENGINEERS, DATED SEPTEMBER 14, 1948.