40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/18/04 15:36 2pgs
Fees:13.00 Taxes:36.08
20041118-0138838

ADDRESS NEW OWNER:

Barnsdale Carter
5515 Old Hickory Blvd.
Ashland City, TN 37015

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 71-10
PARCEL 203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Evelyn R. Marsh, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Barnsdale Carter**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Haynies Cumberland Heights, as of record in Plat Book 57, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Evelyn R. Marsh, by deed from Hui Chan KaoTalley, of record in Book 11082, page 479, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as 1302 Brick Church Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15TH day of November, 2004.

Evelyn R. Marsh
Evelyn R. Marsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Evelyn R. Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 15TH day of November, 2004.

Wayne Jenkins
Notary Public

WAYNE JENKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $9,750.00.

Evelyn Marsh
AFFIANT

Subscribed and sworn to before me
this 15TH day of November, 2004.

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Wayne Jenkins
NOTARY PUBLIC

My Commission Expires: 2/6/07