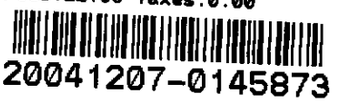
Davidson County DEEDWARR
Recvd: 12/07/04 14:36 4pgs
Fees:22.00 Taxes:0.00



20041207-0145873

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **December, 2003, by and between LAWRENCE N. ALEXANDER, JR., UNMARRIED, hereinafter called Grantor, and WILLIAM F. CARUTHERS and MAHALIA A. CARUTHERS, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, LAWRENCE N. ALEXANDER, JR., UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto WILLIAM F. CARUTHERS and MAHALIA A. CARUTHERS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1321 CORELAND AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors and assigns, to warrant and forever defend the title to said Grantees, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Lawrence N Alexander Jr

LAWRENCE N. ALEXANDER, JR.

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/18/03 09:09 3pgs
Fees:18.00 Taxes:370.00

[redacted]

20031216-0179359

RE-RECORD

The purpose of re-recording this instrument is to add Notary Seal.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LAWRENCE N. ALEXANDER, JR., UNMARRIED, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of December, 2003.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

WILLIAM F. CARUTHERS and MAHALIAH A. CARUTHERS, HUSBAND AND WIFE

1321 CORELAND AVENUE
MADISON, TN 37115

Property Address:

1321 CORELAND AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 51-12, PARCEL 45

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$100,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

William F Caruthers
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **December, 2003.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot 3 on the Plan of the lands of N. O. Love, deceased, as of record in Minute Book 7, page 176, County Clerk for said County, described according to a survey made by H. Gee, Surveyor, May 17, 1958, as follows:

BEGINNING on the northerly margin of Coreland Drive, at a point 241 feet east of the southeast corner of the property conveyed to Melvin Lester Arnold and wife, by deed from W.A. Core and wife, as of record in Book 2859, page 447, Registers Office for said County; thence with the northerly margin of said Drive, South 74 degrees 32 minutes East 120 feet; thence northwardly and parallel with the easterly line of said Arnold property, 160 feet, more or less, to the southerly line of the plan of Morningside Heights, Sec. 1, in Book 1130, page 76, Register's Office for said County; thence with said line, North 74 degrees 32 minutes West 120 feet to a point 241 feet east of the northeast corner of said Arnold Property; thence southwardly 160 feet, more or less, to the beginning.

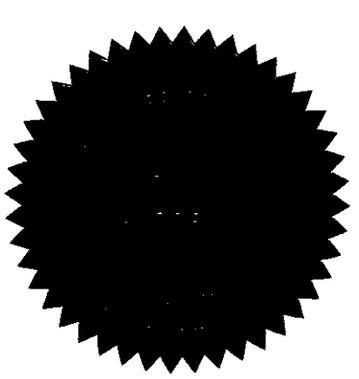
Being the same property conveyed to LAWRENCE N. ALEXANDER, JR. and wife, Margaret G. Alexander, by Deed from LILLARD C. NORMAM. JR., ET UX, of record in BOOK 4599, PAGE 591, Register's Office for DAVIDSON County, Tennessee, the said Margaret G. Alexander having since died, the property vests by operation of law in her surviving spouse, LAWRENCE N. ALEXANDER, JR., the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 51-12, PARCEL 45).

2. Unrecorded easements for roads and utilities, if any.

3. Sewer easements to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4772, page 653, said Register's Office.



I hereby certify that this is a true copy of the original instrument filed in my office as Instrument No. 20031216-0179359
This 15 day of November 20 04
BILL GARRETT Register of Deeds
By Brandi M. Wells
DEPUTY Register