Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $73,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2004.

Notary Public
My commission expires: 11/26/05

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

08-0411-90433

Address of New Owner:	Send Tax Bills to:	Tax Information
Jackie W. Carter, Sr.	Union Planters Bank,	43-11-0-175
113 Archwood Avenue	2019 Richard Jones Road	
Madison TN 37115	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William O. Sutton and wife, Julia S. Sutton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jackie W. Carter, Sr., hereinafter called the Grantees, their successors 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. 39 on the Second Revised Plan of Myatt Eagan Subdivision of Lots No. 2 and 3 of Anderson Estates of record in Book 1424, page 150, Register's Office for said County.

Said Lot No. 39 fronts 145 feet on the westerly side of Archwood Drive and runs back between parallel lines 209 feet to a dead line measuring 145 feet thereon.

Being the same property conveyed to William O. Sutton and wife, Julia S. Sutton by deed from Alan Mitchell and wife, Diane Mitchell dated July 25, 1979, of record in Book 5473, page 657, Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 113 Archwood Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/11/05 10:11 2 pgs
Fees:13.00 Taxes:270.10
20050111-0004004

WITNESS my hand this 23rd day of November, 2004.

William O. Sutton

Julia S. Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William O. Sutton and wife, Julia S. Sutton, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 23rd day of November, 2004.

State of Tennessee at Large

My Commission expires 11/26/05

