WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,200.00

x Mary J. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
14 DAY OF FEBRUARY 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Davidson County DEEDWARR
Recvd: 02/15/05 13:11 2 pgs
Fees:13.00 Taxes:681.54
20050215-0017141

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Kyle Mitchell Barnes, Jr.	Same	Map 142-10-0
777 Bellevue Rd.		Parcel 039.00
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARY J. CARTER**, A WIDOW, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE MITCHELL BARNES, JR.**, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING Lot No. 36 on the Plan of Harpeth Estates, Section III, as of record in Book 4060, Page 73, described as follows:

BEGINNING at a point in the westerly margin of Bellevue Road at the northeast corner of Lot No. 35 on the Plan of Harpeth Estates, Section I, as of record in Book 3842, Page 186; thence along the margin of said Road, north 3° 30' east 213.88 feet to a point in the beginning of a curve; thence around said curve, 39.27 feet to a point in the southerly margin of an unnamed roadway; thence with the margin of the same, north 86° 30' west 220 feet to a point; thence leaving said roadway, south 3° 30' west 238.88 feet to the northwest corner of Lot No. 35 above referred to; thence with the north line of Lot No. 35, south 86° 30' east 245 feet to the point of beginning.

BEING the same property conveyed to Kenwood S. Carter and wife, Mary J. Carter, by Warranty Deed from Billy E. Grizzle and wife, Glendola Grizzle, of record in Book 4315, Page 280, Register's Office for Davidson County, Tennessee, the said Kenwood S. Carter having since died on July 16, 1989 and Mary J. Carter not having remarried.

The above description is the same as in the previous deed of record.

777 Bellevue Road, Nashville, Tennessee 37221
(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and I do covenant with said GRANTEE that I am 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 I do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 11th day of February 2005.

Mary J. Carter
MARY J. CARTER - Seller

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 **Mary J. Carter**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February 2005.

James B. Kyle
NOTARY PUBLIC

My commission expires: September 30, 2006