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 31st day of May, 2005, by and between HERMAN O. CARLTON, JR., A WIDOWER, UNMARRIED, hereinafter called Grantor, and KARLA PATRICE GRIGSBY, UNMARRIED, hereinafter called Grantee.

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, HERMAN O. CARLTON, JR., A WIDOWER, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto KARLA PATRICE GRIGSBY, UNMARRIED, hereinafter referred to as Grantee, her 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 713 YOWELL AVENUE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee 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, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

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

Herman O. Carlton, Jr.
HERMAN O. CARLTON, JR.
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/02/05 08:52 3 pgs
Fees:18.00 Taxes:313.02

20050602-0062067

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Madison, Tennessee, this 31 day of May, 2005.

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

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

KARLA PATRICE GRIGSBY, UNMARRIED

713 YOWELL AVENUE
MADISON, TENNESSEE 37115

Property Address:

713 YOWELL AVENUE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-14, PARCEL 152

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 **$84600** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31 day of **May, 2005.**

Notary Public

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

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7604

EXHIBIT 'A'

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. 19 and the west one-half of Lot No. 18 of Block "G" on the Map of Rainbow Terrace, of record in Book 1130, page 85, Register's Office for said County.

Said Lot and part of said Lot fronts 75 feet on the north side of Yowell Avenue and run back between parallel lines, 145 feet more or less to a dead line.

Being the same property conveyed to Herman O. Carlton, Jr. and wife, Letha Peeler Carlton, by Warranty Deed from A.J. Coleman and wife, Edith Coleman, of record in Book 1732, page 166, Register's Office for Davidson County, Tennessee.

TRACT 2:

Being part of Lot No. 25 on an advanced copy of a plat of Rainbow Terrace Subdivision, Section No. 2, Madison, Tennessee, not of record, described according to a survey made by W.B. Turner Company, Engineers, August 26, 1947, as follows:

Beginning at the northwest corner of Lot No. 19 of Block "G" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130. page 85, Register's Office for said County; thence at right angles, northwardly 15 feet; thence at right angles, eastwardly 75 feet; thence at right angles, southwardly 15 feet to the northerly line of Lot No. 18 of Block "G" on said Revised Plan, at a point 25 feet east of the corner of Lots Nos. 18 and 19; thence with the northerly line of Lots Nos. 18 and 19, westwardly 75 feet to the beginning

Being the same property conveyed to LEATHA PEELER CARLTON AND HUSBAND, HERMAN O. CARLTON, JR., by Warranty Deed from A.J. COLEMAN AND WIFE, EDITH COLEMAN, of record in BOOK 1733, PAGE 173, Register's Office for DAVIDSON County, Tennessee.

The said Leatha Peeler Carlton having since died on December 4, 2001, the above property vested by operation of law in her surviving spouse, Herman O. Carlton, Jr., the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 43-14, PARCEL 152).

2. **All matters as set forth on the Plan of Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, page 85, said Register's Office, including, but not limited to:**

a. 30 Foot Minimum Building Setback Line from Yowell Avenue.

b. 10 Foot Public Utility Easement in the rear line.