Davidson County DEEDWARR
Recvd: 06/17/05 14:52 2 pgs
Fees:13.00 Taxes:662.30

20050617-0069676

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO
Joseph Carter	New Owner	Map 93-16
1915 Lombardi Ave, # B		Parcel 59.00
Nashville, TN 37215		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding Pike, Ste 315, Nashville, Tennessee, 37205

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, Omar Melo, unmarried, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Joseph Carter, unmarried, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Maury & Claiborne's Addition to South Nashville, as of record in Book 21, pages 84-85, Register's Office for Davidson County, Tennessee

Said Lot fronts 35 feet on the easterly side of Claiborne Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Omar Melo by deed from Richland Builders of Tennessee, a Tennessee general partnership comprised of Roger A. Sindle and R. Gregg Poole, Roger A. Sindle, individually and R. Gregg Poole, individually, of record in Instrument No. 20040823-0101263, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 113 Claiborne Street, Nashville, TN .

This conveyance is subject to taxes for the year 2004 & 2005 and subsequent years, easements, and matters in the plat of record in Book 21, pages 84-85 and Deed of Trust for the benefit of Capital Bank & Trust and recorded in Instrument No. 20040827-0104102 and re-recorded Instrument No. 20050411-0039365, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

(The actual consideration or value, whichever is greater
(for this transfer is $179,000.00

Affiant

(Subscribed and sworn to before me
(this 16 day of June, 2005.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

(My Commission Expires: 9/22/07

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above. And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16 day of June, 2005.

Omar Melo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Omar Melo, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of June, 2005.

Notary Public

My Commission Expires: 9/22/07

