Davidson County DEEDWARR
Recvd: 06/17/05 14:59 2 pgs
Fees:13.00 Taxes:567.85
20050617-0069686

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO
Joseph Carter	New Owner	Map 93-16
1915 Lombardi Ave, # B		Parcel 325.00
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:

Beginning at a point on the easterly margin of Fairfield Avenue, 160.5 feet from the southeast corner of Fairfield Avenue and Fain Street or Hermitage Avenue; thence southerly along the east margin of Fairfield Avenue 31 feet to the northerly margin of a 20 foot alley, opened through said block "D" by Weakley & Warren; thence easterly along the north margin of said alley 137 feet, more or less, to a point; thence northerly along a line at right angles to Fain Street or Hermitage Avenue, 31 feet to a point; thence in a westerly direction about 137 feet to the point of beginning and being composed of parts of Lots 1, 2, 3, 9, 10, 11 and 12 on said plan.

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. 20040823-0101265, said Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 79 Fairfield Avenue, Nashville, TN .

This conveyance is subject to taxes for the year 2004 & 2005 and subsequent years, easements, and restrictive covenants of record and Deed of Trust for the benefit of Capital Bank & Trust and recorded in Instrument No. 20040823-0101266, said 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 $180,500.00

Affiant

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

Notary Public

BARBARA MEMRY
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

