87

Davidson County DEEDWARR
Recvd: 07/06/05 08:43 2 pgs
Fees:13.00 Taxes:362.23

20050706-0077172

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John E. Burch	New Owner	Map 133
190 Woodson Lane		Group 07-0
Nashville, TN 37211		Parcel 227.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James B. Carter and wife, Valerie Carter f/k/a Valerie F. Greer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John E. Burch and wife, Janet Burch
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 51, on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James B. Carter and Valerie F. Greer, both unmarried as joint tenants with right of survivorship, by deed from David L. Berkheimer and wife, Katherine E. Berkheimer, of record in Book 11640, Page 465, said Register's Office. The said Valerie F. Greer is now known as Valerie F. Carter.

This conveyance is subject to Restrictions of record in Book 2104, Page 614, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 23, said Register's Office.

Valerie F. Carter and Valerie F. Greer being one in the same person.

Power of Attorney of record in Instrument 20050706-0077170, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 190 Woodson Lane, Nashville, TN 37211

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 31st day of May, 2005.

James B. Carter

Valerie F. Carter by J. B. C. Attny in Fact.
By: James B. Carter, Attorney-in-Fact

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 James B. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 James B. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Valerie F. Carter, as her Attorney in Fact as the free act and deed of the within named Valerie F. Greer.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.