RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN04197

This Instrument Prepared By:
**Thomas I. Bottorff**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 07/06/05 10:24 2 pgs
Fees:13.00 Taxes:469.90
20050706-0077312

**ADDRESS NEW OWNER:**
Ty A. Carter
6540 W. 83rd Street
Las Angeles, CA 90045

**SEND TAX BILL TO:**
Owner

**MORTGAGEE:**
Greenpoint Mortgage Funding
3650 Mansell Road
Alpharetta, GA 30022

MAP **162-6**
GROUP
PARCEL **188.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Consolidated Investment Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ty A. Carter, married**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No.193 on the Plan of Section Two, Fair Oaks Subdivision, of record in Plat Book 4460, page's 52 & 53, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Consolidated Investment Company by deed from Stephen W. Ramp, Substitute Trustee, and Consolidated Investment Company, a partnership composed of Frank D. Oster, Don C. Birdwell, Jr. and Ben P.Shields, Jr., of record in Book 5034, page 227, and further by order of Chancery Court (Docket No. 04-338-IV), of record in Instrument No. 20040510-0053240, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **5228 Tusculum Court, Nashville, Tennessee 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 GRANTEE,his heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 hand this **the** 30th day of **June, 2005.**

**Consolidated Investment Company**

**By:** Frank Oster, partner
**Frank Oster, Partner**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Frank Oster** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Partner of **Consolidated Investment Company**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such authorized officer.

WITNESS my hand and official seal this 30 day of June, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $127,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2005.

NOTARY PUBLIC

My Commission Expires:

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006