PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/10/05 13:20 2 pgs
Fees:13.00 Taxes:1147.00
20051110-0136439

W & I Ref:(_____) Title No: 46715
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melissa G. McKinney 947 Greerland Drive Nashville, Tennessee 37204	**SAME**

TAX MAP-PARCEL NUMBERS: 132-01-187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jere Granville Carter, Co-Trustee and Judy Ann Root, Co-Trustee of the Carter Joint Revocable Living Trust Agreement U/A/D MARCH 15, 1999**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa G. McKinney** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99 Register's Office for said County.

Said Lot No. 70 fronts 170.0 feet on the broken southerly margin of Greerland Drive and extends back 133.2 feet on the easterly line and 175.0 feet on the westerly line to a dead line in the rear, measuring 122.0 feet thereon.

Being the same property conveyed to John G. Carter and wife, Rubie Lee Carter by deed from Mable D. Sexton of record in Book 5278, page 54, said Register's Office. By Quitclaim Deed of record in Book 11386, page 437, said Register's Office, John G. Carter and Rubie Lee Carter conveyed subject property to John G. Carter and wife, Rubie Lee Carter, Trustees of the Carter Joint Revocable Living Trust Agreement U/A/D, march 15, 1999. The said John G. Carter and Rubie Lee Carter have since died. Upon the death of both Trustors, the Carter Joint Revocable Living Trust Agreement directed that subject property be distributed in equal shares to the Trustor's Children, Jere Granville Carter and Judy Ann Root. The said Jere Granville Carter and Judy Ann Root are the only children of John G. Carter and Rubie Lee Carter living or dead. By Amendment to the Carter Revocable Living Trust the said Jere Granville Carter and Judy Ann Root were names as Co-Trustees of said trust.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Pages 98 and 99, said Register's Office, which Plan shows a 60 foot minimum building setback line from Greerland Drive and a 10 foot easement for public utility purposes along the rear line(s). Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6147, page 790, said Register's Office.

This is improved property, known as: 947 Greerland Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of October, 2005.

Jere Granville Carter, Co-Trustee

Judy Ann Root, Co-Trustee

Jere Granville Carter

Judy Ann Root

State of Tennessee

County of Davidson

On this 14th day of October, 2005, before me the undersigned authority, personally appeared Jere Granville Carter and Judy Ann Root, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Sworn and subscribed before me this the 14th day of October, 2005

My Commission Expires: BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 25, 2008

Notary Public