WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/05 14:01 2 pgs
Fees:13.00 Taxes:249.75

20051122-0141181

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny D. Cantrell (NAME)	Bank of America (NAME)	MAP 018-16
416 Bell Street (ADDRESS)	9000 Southside Blvd. (ADDRESS)	PARCEL 059
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

FOR AND 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, Nancy Brown, Administratrix of the Estate of Elizabeth Jane Carter, Deceased and Special Administratrix of the Estate of Rufus L. Carter, Deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny D. Cantrell **and** wife, Cynthia R. Cantrell

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:

LAND in Davidson County, Tennessee, being tract and improvements as described in Book 7450, page 75, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 60' along the westerly side of Bell Street and extends back 90' along the northerly and southerly side lines to a rear line measuring 60' thereon.

BEING the same property conveyed to Rufus L. Carter and Elizabeth Carter by Quitclaim Deed from Rufus Carter and Janice Carter of record by Instrument No. 20040520-0059257, Register's Office for Davidson County, TN
The said Rufus L. Carter having died intestate on November 28, 2004, a resident of Davidson County, Tennessee. Nancy Brown executes this Instrument as Special Administratrix, pursuant to Order of The Probate Court for Davidson County, Tennessee, Docket Nop. 05P-764. Elizabeth Jane Carter having since died intestate. Nancy Brown executes this Instrument as Administratrix pursuant to Order in Docket No. 05P-1701 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Nancy J. Brown being one and the same person as Nancy Brown.

unimproved ( )
This is improved (X) property, known as 416 Bell Street, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of November, 2005

Estate of Elizabeth Jane Carter, Deceased
By Nancy J. Brown, Administratrix

Estate of Rufus L. Carter, Deceased
By Nancy J. Brown, Special Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Administratrix of the Estate of Elizabeth Jane Carter, Deceased , the within named bargainor and that she as such Administratrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Nancy Brown, Administratrix of the Estate of Elizabeth Jane Carter, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 15th day of November, 2005.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
9-22-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Special Administratrix of the Estate of Rufus L. Carter, Deceased , the within named bargainor and that she as such Special Administratrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Nancy Brown, Special Administratrix of the Estate of Rufus L. Carter, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 15th day of November, 2005.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
9-22-07