# WARRANTY DEED

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

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: _____
(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 |
|---|---|---|
| Alex J. Carter (NAME) | Cumberland Bank Mortgage (NAME) | MAP 072-04-0 |
| 4571 Don Felipe Drive (ADDRESS) | 810 Crescent Centre Dr., S. 320 (ADDRESS) | PARCEL 355.00 |
| Los Angeles, CA 90008 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (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, Harwell Properties, a Tn General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alex J. Carter and wife, Setsu Carter

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 Lot No. 8 on the Plan of Stratford Subdivision, of record in Book 5210, page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

BEING a part of the same property conveyed to Harwell Properties, a Tennessee General Partnership, composed of James B. Hardy and C.W. Tidwell, by Quitclaim Deed dated February 14, 1986, of record in Book 6783, page 646, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 11/23/05 10:06 2 pg
Fees:13.00 Taxes:481.00

20051123-0141646

unimproved ( )
This is improved ( X ) property, known as 1404-1406 Stratford Avenue, Nashville, TN 37216
(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 17th day of November, 2005

Harwell Properties, a Tn General Partnership

By:
C.W. Tidwell, Partner/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared C.W. Tidwell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to me that he is Partner/Manager of Harwell Properties, a Tennessee General Partnership, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of Harwell Properties, by signing his name as Partner/Manager of Harwell Properties, a Tennessee General Partnership.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this 17th day of November, 2005.

D. Annette Maples
NOTARY PUBLIC

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

My Commission Expires:

_____

**After Recording Return To:**
**Nations Title Agency, Inc.**
**5214 Maryland Way, Suite 208**
**Brentwood, TN 37027**
ORTN 0493