Davidson County DEEDWARR
Recvd: 02/03/06 12:16 2 pgs
Fees:13.00 Taxes:517.63

20060203-0013752

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Lamont Carter	Lamont Carter	091-15-0
307 48th Avenue, North	4507 Nevada Avenue	GROUP
Nashville, Tennessee 37209	Nashville, TN 37209	PARCEL 331.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Nine Thousand Nine Hundred Dollars and Zero Cents ($139,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Elizabeth H. Wright, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lamont Carter, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the southerly 78.0 feet of the northerly 100 x 180 feet of Block No. 31 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of Block 31 fronts 78.0 feet on the westerly side of 48th Avenue, North, formerly 7th Avenue, and extends back between parallel lines with the margin of an alley 100.0 feet to a dead line.

BEING the same property conveyed to Elizabeth H. Wright, unmarried, by deed dated March 31, 1999, from Joseph T. Jurczyk and wife, Lynne E. Baker, of record in Book 11412, page 42, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 307 48th Avenue, North, Nashville, Tennessee 37209

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/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 27th day of January, 2006.

Elizabeth H. Wright

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Elizabeth H. Wright, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

