Box 50-B

PREPARED BY (AND RETURN TO):

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W & I Ref:(_gj__) Title No: 47087
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/01/06 13:46 2 pgs
Fees:13.00 Taxes:1054.50
20060501-0049743

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jody F. Elder Ginny B. Elder 6009 Deerbrook Drive Nashville, Tennessee 37221	M + T Mortgage Corporation 1 M + T Plaza Buffalo, NY 14203

TAX MAP-PARCEL NUMBERS: 155160A13500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David C. Carter and spouse, Carol S Carter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jody F. Elder and spouse, Ginny B. Elder** 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. 162 on the Plan of Traceside, Section Five of record in Plat Book 9700, page 269, Register's Office for said County.

Said Lot No. 162 fronts 90.00 feet on the easterly margin of Deerbrook Drive and extends back 140.79 feet on the northerly line and 135.00 feet on the southerly line to a dead line in the rear, measuring 90.19 feet thereon.

Being the same property conveyed to David C. Carter and spouse, Carol S. Carter by deed from Robert A. Pugh and spouse, Kathleen D. Pugh of record in Book 11313, page 622, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 269, said Register's Office, which Plan shows a 30 foot minimum building setback line from Deerbrook Drive together with a designated building site, and a 15 foot easement for public utility and drainage purposes along the westerly front line(s) of said lot; A 10 foot utility and drainage easement along the rear line of said lot; A 5 foot easement for public utility and drainage purposes along the northerly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6009 Deerbrook Drive, Nashville, Tennessee 37221

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 28th day of April, 2006.

David C. Carter

Carol S Carter

State of TENNESSEE
County of DAVIDSON

On this 28th day of April, 2006 , before me the undersigned authority, personally appeared David C. Carter Carol S Carter , 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: My Commission Expires JULY 21, 2007

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 $285,000.00

Affiant

Sworn and subscribed before me this the 28th day of April, 2006

My Commission Expires: 1/24/09

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN