WARRANTY DEED

G-JC-06-113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: November 22, 2009

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph Carter	Joseph Carter	
79 Donelson	(NAME) 79 Donelson	93-16 327.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NANCY SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH CARTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 8 ON THE PLAN OF BRANSFORD REALTY COMPANY'S RE-SUBDIVISION OF WEAKLEY AND WARREN RE-SUBDIVISION OF BLOCK D HERMITAGE ADDITION, OF RECORD IN PLAT BOOK 421 AT PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NANCY SMITH BY WARRANTY DEED FROM VOLUNTEER CONSTRUCTION COMPANY OF NASHVILLE, TENNESSEE, LLC, RECORDED ON THE 12TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020712-0084186, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to
a) Deed of Trust recorded in Inst. No. 20020712-0084187;
b) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein;
c) instruments of record in Book 421, Page 58; said Register's Office; and
d) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 113 Fain Street, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of May, 2006.

Nancy Smith

Nancy Smith

Davidson County DEEDWARR
Recvd: 06/02/06 13:25 2 pgs
Fees:13.00 Taxes:185.00

20060602-0065248

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903