STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 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, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Elberta Express, Inc.	Elberta Express, Inc.	119-05-0
318 Elberta Street	2006 Ridley Boulevard	GROUP
Nashville, Tennessee 37210	Nashville, Tennessee 37203	PARCEL 032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Nine Thousand Nine Hundred Dollars and Zero Cents ($199,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Noble Ray Carson and wife, Evelyn Carson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elberta Express, Inc., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the westerly 88.66 feet of Lot No. 5, Block 28, on the Map of Re-subdivision of part of Cumberland Nurseries, a plan of which is of record in Plat Book 161, page 166, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 88.66 feet on the northerly side of Elberta Street and runs back between parallel lines 248.0 feet to a dead line.

BEING the same property conveyed to N.L. Carson and wife, Magie Mae Carson, by deed from N.L. Carson of record in Book 7068, page 926, Register's Office for Davidson County, Tennessee; the said N. L. Carson (aka Noble L. Carson) having since died on May 30, 1990, and the said Maggie Mae Carson having since died intestate on April 16, 2000, survived by her children as her sole heirs at law, to wit: Montell Hardwick, Ruth Strickland, Noble Ray Carson, Joe Carson and Mary Naomi Crews Clement; the said Montell Hardwick, Ruth Strickland, Noble Ray Carson, Joe Carson and Mary Naomi Crews Clement having since conveyed their interest in the subject property to Noble Ray Carson and wife, Evelyn Carson, by deed dated June 30, 2000, of record as Instrument No. 20000705-0066669 in said Register's Office

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.

Davidson County DEEDWARR
Recvd: 06/30/06 11:49 2 pgs
Fees:13.00 Taxes:739.63
20060630-0078494

This is:

unimproved ☐

improved ☒ property known as 318 Elberta Street, Nashville, Tennessee 37210

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, its successors and assigns forever; and we do covenant with the said Grantee 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, its successors 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 our hands this 23rd day of June, 2006.

Noble Ray Carson

Noble Ray Carson

Evelyn D. Carson

Evelyn Carson

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 Noble Ray Carson and Evelyn Carson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts

Mitchell A. Watts Notary Public

