Davidson County DEEDWARR
Recvd: 08/14/06 13:58 3 pgs
Fees:18.00 Taxes:325.60
20060814-0099995

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
George O. Carter, et al 1198 Old Shiloh Rd. Goodlettsville, TN 37072	Same as New Owner	Map 52-02 Parcel 157

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KATHERINE H. CARTER, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto GEORGE O. CARTER, DEBBIE M. CARTER, COLBY J. CARTER and OLIVIA ANNE CARTER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, subject to a life estate retained by KATHERINE H. CARTER, as set forth and described herein, described as follows, to-wit:

BEING the east 75 feet of the west 90 feet of Lot No. 10 of Block "B" on the Revised Map of Rainbow Terrace, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 75 feet on the north side of Blackstone Avenue and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to George W. Carter and wife, Katherine H. Carter, by deed from Roy W. Smith, Bobby Estes and wife, Freda S. Estes, of record in Book 2875, page 351, said Register's Office. And, the said George W. Carter having since died, the property is now vested in his surviving spouse, Katherine H. Carter, in fee simple.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 639 Blackstone Avenue, Madison, Tennessee 37115.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES WITHOUT A TITLE EXAMINATION BY THE PREPARER.

LIFE ESTATE: The parties hereto specifically reserve and/or grant to KATHERINE H. CARTER, a single woman, a life estate in and to the real property, hereinabove described, together with the improvements thereon and the appurtenances thereto under the following terms, provisions and conditions:

1. That KATHERINE H. CARTER shall be solely responsible for the timely payment of all costs or expenses relating to upkeep, taxes, maintenance and insurance on the said property.

2. That KATHERINE H. CARTER shall maintain all of the improvements and appurtenances to the said property, in such manner that the said property shall be delivered to the GRANTEES, GEORGE O. CARTER, DEBBIE M. CARTER, COLBY J. CARTER and OLIVIA ANNE CARTER, or the survivor of them, at the termination of the life estate, in the same condition as the property is now in, general wear and tear excepted.

3. That the said life estate granted to KATHERINE H. CARTER shall terminate and shall be of no further force or effect whatsoever, if the said KATHERINE H. CARTER is unable to reside on the premises for a period of six (6) consecutive months, for any reason.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, and will be paid, in full, without proration, by the GRANTOR, when due.

2. Any and all matters as they may appear on the plan of record in Book 1130, page 85, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

KATHERINE H. CARTER

"GRANTEES"

GEORGE O. CARTER

DEBBIE M. CARTER

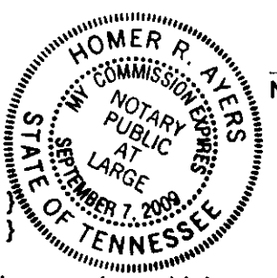
COLBY J. CARTER

OLIVIA ANNE CARTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE H. CARTER, GEORGE O. CARTER, DEBBIE M. CARTER, COLBY J. CARTER and OLIVIA ANNE CARTER, 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, at office, this the 10th day of August, 2006.



NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Sworn to and subscribed before me, this the 10th day of August, 2006.

NOTARY PUBLIC

