Davidson County DEEDWARR
Recvd: 08/15/06 14:31 2 pgs
Fees:13.00 Taxes:185.00
20060815-0100473

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.
William V. Bandy 1462 N. Gallatin Rd. Madison, TN 37115	Same as New Owner	Map 43-9 Parcel 305

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, ASHLEY B. CARTER and wife, POLLY KING CARTER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto WILLIAM V. BANDY, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 60 feet of Lot No. 2 of Block "M" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said part of lot No. 2 fronts 60 feet on the southerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Ashley B. Carter and wife, Polly King Carter, by deed from Lemuel Scott and wife, Bessie O'Dell Scott, of record in Book 2148, page 414, said Register's Office.

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 244 Duling Avenue, Madison, TN 37115.

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 heirs and assigns, forever.

And we, the GRANTORS, 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 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, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 843, page 82, said Register's Office.

And, we, the GRANTORS, 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

RANDY CARTER executes this Warranty Deed as Attorney-in-Fact for POLLY KING CARTER, under a Power of Attorney of record in Instrument No. 20060807-0095949, Register's Office for Davidson County, Tennessee.

RANDY CARTER executes this Warranty Deed as Attorney-in-Fact for ASHLEY B. CARTER, under a Power of Attorney of record in Instrument No. 20060807-0095950, Register's Office for Davidson County, Tennessee.

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

"GRANTORS"

Ashley B Carter by Randy Carter ATTY-IN-Fact.

ASHLEY B. CARTER
By: RANDY CARTER, Attorney In Fact

Polly King Carter By Randy Carter ATTY-IN-Fact

POLLY KING CARTER
By: RANDY CARTER, Attorney In Fact

"GRANTEE"

William V. Bandy

WILLIAM V. BANDY, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM V. BANDY, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of August, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 14th day of August, 2006, before me, personally appeared RANDY CARTER, to me known to be the person who executed the foregoing instrument on behalf of POLLY KING CARTER and ASHLEY B. CARTER, and acknowledged that he executed the same as the free act and deed of the said POLLY KING CARTER and ASHLEY B. CARTER.

WITNESS my hand and official seal this the 14th day of August, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

William V. Bandy

Affiant

Sworn to and subscribed before me, this the 14th day of August, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison

NOTARY PUBLIC