Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $111,800.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2006.

Notary Public
My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 10/12/06 10:56 2 pgs
Fees:13.00 Taxes:413.66
20061012-0126846

15-0609-150890

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah M. Taylor 2400 Pfeiffer Street Nashville TN 37217	Same as new owner	70-09-0-012

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter H. Carter, Trustee with full power to sell, transfer, convey, or otherwise encumber without the joinder of any beneficiary, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sarah M. Taylor, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being part of Lot No. 20 on the Map of Alpine Terrace Subdivision, of record in Book 421, page 131, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point 165 feet North from the North margin of Powell Street, and on the westerly margin of what is known as East Lane, which was originally a 15-foot lane, but now widened to 25 feet, according to a deed of record in Book 1368, page 258. said Register's Office; thence with said beginning point and northerly with the westerly margin of said East Lane, as widened, 116 feet to the southerly margin of Pfeiffer Street; thence with the southerly margin of the same and westerly 90 feet to a point; thence southerly and parallel with said East Lane 116 feet to a point; thence easterly and parallel to the northerly margin of said Powell Street 90 feet to the place of beginning.

Being the same property conveyed to Walter H. Carter, Trustee by deed from Peter S. R. Harmer, Jr., unmarried, dated 9-23-98, recorded 9-24-98, of record in Book 11125, Page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2400 Pfeiffer Street, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of September, 2006.

Walter H. Carter, Trustee

Walter H. Carter, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter H. Carter, individually and as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of September, 2006.

Jennifer L. Wise

State of Tennessee at Large

My Commission expires 5/3/2010

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY