THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

MAP PARCEL NUMBERS
71-12 19

Davidson County DEEDWARR
Recvd: 01/12/07 15:10 2 pgs
Fees:13.00 Taxes:518.00
20070112-0005453

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of January, **2006**, by and between **Marcelle Carter**, widow, party of the first part, and **Naughton Hensley**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$140,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A tract of land in Davidson County, Tennessee, as follows:

Being part of Lot No. 5 on the Plan of the the William White Lands, as of record in Plan Book 1, page 115, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of Lischey Avenue at the northwest corner of property conveyed to A. B. Carey and wife by deed from Ellen C. Harrison and husband, of record in Book 658, page 513, Register's Office for said County; thence with said Avenue, northwardly 83 feet to a stake; thence eastwardly 154 feet, more or less, to the westerly margin of a private alley; thence with said alley, southwardly 83 feet to the northeast corner of said Carey property; thence with the northerly line of same, westwardly 154 feet, more or less, to the beginning.

BEING part of the same property conveyed to Eugene Carter and wife, Marcelle Carter by Installment Deed from Joy Floral Company, of record in Book/Instrument No. 5280, page 330 Register's Office, Davidson County, Tennessee, dated 5/2/78 and recorded 5/3/78. The said Eugene Carter died on September 20, 1999, leaving Marcelle Carter as the sole surviving tenant by the entirety. Eugene Carter is one and the same person as Clarence Eugene Carter. Marcelle Carter has not re-married.

The above referenced property is also known as 1505 Lischey Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plan 1, page 115, Chancery Court, Nashville, Tennessee; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Marcelle Carter
Marcelle Carter

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marcelle Carter, widow** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 12th day of January, **2007**.

My commission expires 11-14-2009

Notary Public

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of January, **2007**.

Notary Public
My commission expires: 11-14-2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

PROPERTY ADDRESS:
1505 Lischey Avenue
Nashville, TN 37207

Name and Address of New Owner:
Naughton Hensley
1505 Lischey Avenue
Nashville, TN 37207