WARRANTY DEED

The actual consideration or value for this transfer is $ 154,000.00 .

Affiant

STATE OF TENNESSEE,
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 9th day of FEBRUARY, 2007.

Notary Public

My Commission Expires: 1/12/10

PAMELA S. MAURER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 02/16/07 11:04 2 pg
Fees:13.00 Taxes:569.80

20070216-0019782

This Space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06120002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Chadrick Eugene Carter, & Cheryl Lynn Carter 901 Hadley Avenue Old Hickory, TN 37138	CIX Mortgage 2828 North Harwood Dallas, Texas 75201-1516	044-15- 0 / 129.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Chadrick Eugene Carter and wife, Cheryl Lynn Carter, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **RICKY LANE CONNELLY**, and wife, **LISA CONNELLY**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

CHADRICK EUGENE CARTER and wife, **CHERYL LYNN CARTER**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 288 on the Plan of Section A, ~~Section M~~, Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 288 fronts 83.0 feet on the east side of Hadley Avenue and extends back 103.9 feet on the north line and 103.8 feet on the south line to a dead line measuring 83.0 feet thereon.

Being the same property conveyed to Ricky L. Connelly, and wife, Leigh Ann Connelly, of record in Book 10057, page 303, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Ricky Lane Connelly, Pursuant to final Divorce Decree, by Quitclaim Deed, of record in Book 11389, page 629, said Register's Office.

The above description is the same as in the previous deed of record.

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. We do covenant with the said GRANTEES 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. 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
Subject to all matters shown on the Plan of record in Book 1424, page 68, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 901 Hadley Avenue, Old Hickory, TN. 37138.

Witness our hands this 9 day of FEBRUARY, 2007.

Ricky Lane Connelly

Lisa Connelly

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Ricky Lane Connelly and Lisa Connelly the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of FEBRUARY, 2007.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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WARRANTY DEED

From: **Ricky Lane Connelly and wife, Lisa Connelly**

To: **Chadrick Eugene Carter and wife, Cheryl Lynn Carter**

Property:

901 Hadley Avenue
Old Hickory, TN 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
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&
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