PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/26/07 15:25 3 pgs
Fees:18.00 Taxes:492.10

20070226-0023869

# WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of February, 2007, by and between WALTER H. CARTER, MARRIED, hereinafter called Grantor, and JIMMY MANSON, UNMARRIED, and SHIRLEY MCMILLAN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WALTER H. CARTER, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto JIMMY MANSON, UNMARRIED, and SHIRLEY MCMILLAN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 217 WALCOTT DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WHC

Grantor hereby certifies that the subject property is not marital property and that his spouse has no interest whatsoever in said property.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

WALTER H. CARTER
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

**Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, MARRIED, the within named bargainor, 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** Madison, TN, **this** 22 **day of February, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN

**Name and Address of Property Owner:**

**JIMMY MANSON and SHIRLEY MCMILLAN**

**217 WALCOTT DRIVE**
**NASHVILLE, TN 37214**

**Property Address:**

**217 WALCOTT DRIVE, NASHVILLE, TN 37214**
**Person Responsible for Taxes:**
Walter H Carter - lender
2200 21ST Ave S. Ste 220
Nashville Tn 37212

**Map & Parcel #: MAP 85-10, PARCEL 14**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE :**
**COUNTY OF** DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$133000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of **February, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-7983

# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Stanford Country Club Estates, Section I, as of record in Book 2900, Page 50, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 33 fronts 90 feet on the northerly side of Walcott Drive and runs back 182.56 feet on the easterly line and 167.71 feet on the westerly line, to a dead line in the rear, on which it measures 116.55 feet thereon.

Being the same property conveyed to WALTER H. CARTER, MARRIED, by Warranty Deed from Elizabeth L. Stewart, unmarried, of record in Book 10308, page 632, Register's Office for DAVIDSON, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 85-10, PARCEL 14).

2. Deed of Trust from Walter H. Carter to TRSTE II, Inc., Trustee, of record in Book 10440, Page 815, said Register's Office, to secure to First Union National Bank of Tennessee the payment of that certain note dated 4/28/97, in the original principal amount of $72,000.00, due and payable as set forth therein.

3. All matters as set forth on the Plan of record in Plat Book 2900, Page 50, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5166, page 772, Register's Office for DAVIDSON County, Tennessee.