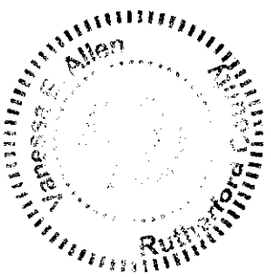
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Danielle Crank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2007.

Vanessa Allen
Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Allen Shrum, III	Homecomings Financial Network,	064-05-0-086.00
(NAME)	(NAME)	
1148 Cleveland Hall Blvd.	2101 Rexford, Ste 250W	
(ADDRESS)	(ADDRESS)	
Old Hickory,TN,37138	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eldon E. Carter and Treba J. Carter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Allen Shrum, III and Julia B. Burton, Married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 148, Phase One, Cleveland Hall Subdivision, as shown on the plat of record in Book 11700, Page 51 and Corrected in by Surveyor's Certificate of Correction in Instrument No. 199912090301348, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Harm P. Kane and Jo Donna Kane, husband and wife, by Warranty Deed dated 12/16/02 of record in Instrument No. 20021231-0162386, and being further conveyed to Eldon E. Carter and Treba J. Carter, husband and wife, by Successor Trustee's Deed dated 07/11/06 of record in Instrument No. 20060714-0085041, Register's Office for Davidson County, Tennessee.

Easement to Bell South Telecommunications of record in Book 11725, Page 325; By Laws of record in Book 11725, Page 110; Charter of Cleveland Hall HOA of record in Book 11725, Page 70; Restrictions of record in Instrument No. 20050307-0024504; All matters shown on the plat of record in Plat Book 11700, Page 51 and corrected by a Surveyor's Certificate of Correction in Instrument No. 19991209-0301348; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1148 Cleveland Hall Blvd., Old Hickory,TN,37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and 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; and 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. 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.

Davidson County DEEDWARR
Recvd: 04/05/07 15:09 2 pgs
Fees:13.00 Taxes:1479.63
20070405-0041199

Witness my hand this 23rd day of March, 2007.

Eldon E. Carter

Eldon E. Carter

Treba J. Carter

Treba J. Carter

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Eldon E. Carter and Treba J. Carter with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

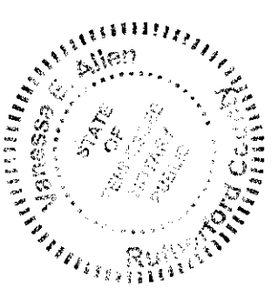
Witness my hand and official seal at this 23rd day of March, 2007.

Commission expires:

9-18-2010

Vanessa C. Allen

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130