07-07-039-D

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/17/07 10:10 3 pgs
Fees:18.00 Taxes:1265.40
20070817-0098448

39-B
File #07-1258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard M. Wupperman, unmarried and Marian K. Henley, unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **David Hall Carter, Jr., unmarried and Abigail Marie Fletcher, unmarried, as tenants in common**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 206 Block 10 on the Plan of Charlotte Park Company's First Addition as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard M. Wupperman, unmarried and Marian K. Henley, unmarried as joint tenants with right of survivorship by deed from Michael J. Buckland and wife , Sarah Buckland dated April 30, 2004 of record in Instrument No. 20040505-0050947, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4305 Nevada Avenue, Nashville TN, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14 day of August, 2007.

Richard M. Wupperman

Marian K. Henley

State of California)
County of Los Angeles)

On this 9th day of August, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard M. Wupperman and Marian K. Henley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Andrew Light/ Andrew Light
Notary Public

My Commission Expires: June 4, 2011

ANDREW LIGHT
Commission # 1748817
Notary Public - California
Los Angeles County
My Comm. Expires Jun 4, 2011

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 342,000.00.

Affiant

Sworn and subscribed before me on this the 10th day of August, 2007.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David Hall Carter, Jr. 4305 Nevada Avenue Nashville, TN 37209	Countrywide Home Loans, Inc. P.O. Box 961206, FTWX-22 Fort Worth, TX 76161	091 16-0 250.00

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

