File No. 20070293

WARRANTY DEED

LURA BRADY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Nancy K. Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2007.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy K. Shelton	New Owner	083-16 40.00
(NAME) 2507 Lazenby Drive	(NAME)	083-16-42.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	083-16.59.00
(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, Clara H. Carter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy K. Shelton, 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:

SEE ATTACHED EXHIBIT A

unimproved X
This is improved ☒ property, known as 0 Lazenby Drive, Nashville, TN 37206 (2 lots)
2505 Lazenby Drive, Nashville, TN 37206
(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.

Witness my hand this 21st day of September, 2007.

Clara H. Carter

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara H. Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 9/26/2007.

Notary Public
My Commission Expires:

STEVEN C. WATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. July 19, 2008

Davidson County DEEDWARR
Recvd: 09/26/07 09:48 2 pgs
Fees:13.00 Taxes:684.50
20070926-0114616

File No. 20070293

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section Three, Addition Two, Fortland Park; as of record in Book 3106, page 98, Register's Office for said County, described as follows:

Said Lot No. 249 fronts 80 feet on the north side of Lazenby Drive, and extends back 218.38 feet on the westerly line and 217.13 feet on the easterly line, to a dead line in the rear on which it measures 80.06 feet.

Being Lot No. 244 on the Plan of Fortland Park, Section 3, Addition 2, as of record in Book 3106, page 98, Register's Office for said County.

Said Lot No. 244 fronts 90 feet on the southerly side of Lazenby Drive and runs back between lines 183.40 feet on the westerly side and 179.30 feet on the easterly side to a dead line in the rear on which it measures 90.1 feet.

Tract 2:

Being Lot No. 244 on the Plan of Fortland Park, Section 3, Addition 2, as of record in Book 3106, page 98, Register's Office for said County.

Said Lot No. 244 fronts 90 feet on the southerly side of Lazenby Drive and runs back between lines 183.40 feet on the westerly side and 179.30 feet on the easterly side to a dead line in the rear on which it measures 90.1 feet.

Tract 3:

Beginning at a concrete monument in the south right-of-way Lazenby Drive, being the northeast corner of lot #244 Fortland Park, Section #3, Addition #2, and being the northwest corner of this tract.

THENCE: With the easterly line of lot #244, S 13-45-00 W, 179.30' to an iron rod.

THENCE: S 79-06-00 E, 90.00' to an iron rod.

THENCE: N 13-30-45 E, 175.00' to an iron rod.

THENCE: S 76-29-15 E, 204.9' to an iron rod.

THENCE: N 13-26-00 E, 261.40' to a concrete monument.

THENCE: N 75-35-30 W, 325.00' to a concrete monument at the northeast corner of Lot #248, Fortland Park, section 33, Addition #2.

THENCE: With the easterly line of lot #248, S 13-30-45 W, 240.88' to a concrete monument on the south right-of-way Lazenby Drive.

THENCE: With the south right-of-way, N 76-29-15 W, 60.00' to the point of beginning containing 1.71 acres more or less as per a survey by C & K Surveyors, dated August 29, 2007.

Tract 1:

Being the same property conveyed to Ernest Owsley Carter, Jr., and wife, Clara H. Carter by deed from Donald J. Brady and wife, Norma S. Brady, dated January 24,1985 and recorded in Book 3919, page 196, Register's Office, Davidson County, Tennessee. Ernest O. Carter, Jr., having since died vesting sole ownership to Clara H. Carter.

Subject to restrictions of record in Record Book 3372, page 274 and Record Book 3431, page 103, said Register's Office.

Tract 2:
Being the same property conveyed to Ernest O. Carter Jr., and wife, Clara H. Carter by deed from Mutual Mortgage and Insurance Corporation, dated January 28, 1994 and recorded on February 1, 1994, in Record Book 9237, page 876, Register's Office, Davidson County, Tennessee. Ernest O. Carter, Jr., having since died vesting sole ownership to Clara H. Carter.

Subject to restrictions of record in Record Book 3372, page 274 and Record Book 3431, page 103, said Register's Office.

Tract 3:

Being the same property conveyed to Ernest O. Carter, Jr., and wife, Clara H. Carter by deed from Mutual Mortgage and Insurance Corporation, dated January 28, 1994 and recorded on February 1, 1994, in record Book 9237, page 879, Register's Office, Davidson County, Tennessee. Ernest O. Carter, Jr., having since died vesting sole ownership to Clara H. Carter.

Subject to restrictions of record in Record Book 3372, page 274 and Record Book 3431, page 103, said Register's Office.