WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

X Richard Brooks Carter Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard Brooks Carter, Sr.	Elite Home Loans	Parcel ID:
105 Dellrose Drive	109 Westpark Drive, #260	08414015800
Nashville, TN 37214	Brentwood, TN 37027	

FOR AND IN 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

B. G. Van Hooser, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Richard Brooks Carter, Sr., unmarried

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:

BEING Lot No. 28, on the Plan of Donelson Meadows, Section 2, of record in Plat Book 2133, Page 100 and 101, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to B.G. Van Hooser by deed from Leslie M. Van Hooser, of record in Instrument 20040329-0034859, dated March 18, 2004, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2283, Page 104, Register's Office for said County.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 2133, Page 100 and 101; and (2) Water Main Easement of record in Book 2282, Page 104, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 105 Dellrose Drive, Nashville, TN 37214

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 19th day of December, 2007.

B. G. Van Hooser

Davidson County DEEDWARR
Recvd: 12/20/07 11:12 2 pgs
Fees:13.00 Taxes:481.00

20071220-0146064

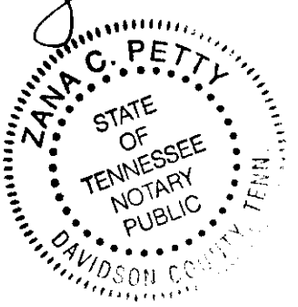
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. G. Van Hooser, 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 19th day of December, 2007.

My Commission Expires: 11-22-10

Notary Public



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds