File No. 4491
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Davidson County DEEDWARR
Recvd: 08/22/08 11:51 2 pg:
Fees:13.00 Taxes:1535.50
20080822-0086542

ADDRESS NEW OWNER:
Carole H. Carter
4507 Nevada Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP: 91-16
PARCEL: 11

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WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **BRAXTON LAMONT CARTER**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **CAROLE H. CARTER**, hereinafter called Grantee, her heirs and assigns, a certain tract of land or parcel of land located in **Davidson** County, Tennessee, described as follows:

> **BEING** the westerly 40 feet of Lot No. 408 and the easterly 35 feet of Lot No. 410 of Block 20 on the Plan of Charlotte Park Company's first addition to Nashville as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lots Nos. 408 and 410 front together 75 feet on the southerly side of Nevada Avenue, formerly 3rd Street, and run back between parallel lines 150 feet to an alley.
>
> **BEING** the same property conveyed to Lamont Carter by Warranty Deed from Sean Haynes and wife, Tonya Haynes, of record as Instrument No. 20021028-0131816, Register's Office for Davidson County, Tennessee.
>
> Braxton Lamont Carter and Lamont Carter are one in the same person.
>
> **THIS** description is the same as the previous deed of record.
>
> **THIS** property is improved property known as 4507 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, her heirs and assigns, forever; and I do covenant with the said Grantee, that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 20th day of August, 2008.

BRAXTON LAMONT CARTER

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRAXTON LAMONT CARTER**, the 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 and official seal at Ashland City, Tennessee, this 20th day of August, 2008.

Notary Public

My Commission Expires: 12/27/2011

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00**.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2008.

Notary Public

My Commission Expires: 12/27/2011

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

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