Bk 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/08 14:31 3 pgs
Fees:18.00 Taxes:555.00

20081104-0109806

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00.

Frank H. Carter, Jr., Trustee
Affiant

Subscribed and sworn to me on October 31, 2008.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23641SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Riverside Home Owners Association, Inc. 220 Abbott Martin Road Nashville, TN 37215	SAME AS NEW OWNERS	142-120

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Delores H. Carter, trustee of the Frank H. Carter Family Trust and Frank H. Carter, Jr. trustee of the Frank H. Carter Family Trust, with full power without joiner, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Riverside Home Owners and Association, Inc., hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point, said point being North 12 deg. 44 min. 11 sec. West 388.24 feet of a corner common with AT&C Corp., of record in Book 6553, page 97, in the Register's Office for Davidson County, Tennessee (RODC), and Frank R. Carter of record in Book 6965, page 180, RODC; thence along a fence, South 81 deg. 33 min. 36 sec. West 120 feet to a point; thence North 73 deg. 28 min. 40 sec. West 251.72 feet to a point; thence North 12 deg. 42 min. 07 sec. East 175.00 feet to a point; thence North 67 deg. 17 min. 52 sec. West 135.00 feet to a proposed cul-de-sac; thence with a curve to the left having a radius of 50.00 feet, an arc length of 35 feet and a chord length of 34.29 feet along a chord bearing of North 02 deg. 38 min. 55 sec. East to a point; thence North 81 deg. 45 min. 46 sec. East 148.76 feet to an existing fence corner; thence North 12 deg. 42 min. 07 sec. East 152.38 feet to a point; thence South 77 deg. 17 min. 53 sec. East 167.97 feet to a point; thence South 13 deg. 05 min. 43 sec. East 181.45 feet to a corner of an existing fence; thence continuing along said fence, South 13 deg. 05 min. 43 sec. East 144.68 feet to a point; thence South 11 deg. 30 min. 48 sec. East 71.57 feet to a point; thence continuing along said fence to the point of beginning, South 11 deg. 46 min. 58 sec. East 57.51 feet, containing 3.0 acres, more or less.

Being the same property conveyed to Delores H. Carter and Frank H. Carter, Jr., Trustees of the Frank H. Carter Family Trust u/w/o Frank H. Carter, deceased, by Quitclaim

Deed from Frank H. Carter, Jr. and Priscilla Carter Fizer, Executors of the Estate of Frank H. Carter, of record in Book 11646, page 969, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Water Line Easement conveyed to Harpeth Valley Utilities District of record in Book 6970, page 281, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 887 Morton Mill Road, Nashville, TN 37221.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on October 31, 2008.

Frank H. Carter Family Trust

By: Delores H. Carter
Delores H. Carter, Trustee

By: Frank H Carter Jr
Frank H. Carter, Jr. Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Delores H. Carter, with whom I am personally acquainted and who, upon oath, acknowledged herself to be a Trustee of Frank H. Carter Family Trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the therein contained.

Witness my hand and official seal this 31st day of October, 2008.

JOHN ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

11-22-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Frank H. Carter, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Trustee of Frank H. Carter Family Trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the therein contained.

Witness my hand and official seal this 31st day of October, 2008.

JOHN ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

11-22-2010