Davidson County DEEDWARR
Recvd: 12/23/08 10:43 2 pg:
Fees:13.00 Taxes:625.30

20081223-0122292

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008120020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $169,000.00

Sworn to and subscribed before me this 22nd day of December, 2008.

Affiant

Notary Public
My Commission Expires: 9/19/09

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Trent Carden 404 Annex Avenue Nashville, TN 37209	New South Federal Savings Bank P.O. Box 986 Newark, NJ 07184	Map 103-3 Parcel 162

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael E. Carden and wife, Brenda G. Carden**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Trent Carden, unmarried**, hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1212 on the Plan of Charlotte Park, Section 21 of record in Plat Book 3700, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Description is the same as in the prior deed of record.

Being the same property conveyed to Eustis E. Carden and wife, Ilene Crowe Carden by Warranty Deed from Joan F. Raby of record in Book 4301, Page 373, Register's Office for Davidson County, Tennessee, dated January 13, 1969. The said Eustis E. Carden having died and Ilene Crowe Carden having conveyed said property to Michael E. Carden and wife, Brenda G. Carden by Quitclaim Deed dated May 27, 1985, of record in Book 6569, Page 275, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to plat of record in Plat Book 3700, Pages 10-11, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes have been collected and prorated at closing.

This is improved property known as **404 Annex Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 22nd day of December, 2008.

Michael E. Carden

Brenda G. Carden

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Michael E. Carden and Brenda G. Carden, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2008.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY