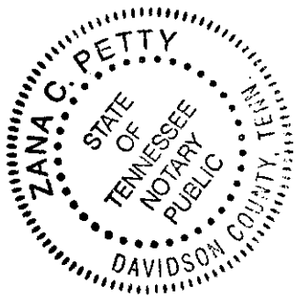
Davidson County DEEDWARR
Recvd: 12/23/08 13:41 2 pgs
Fees:13.00 Taxes:617.90
20081223-0122404

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Kenneth D. Carlton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2008

Notary Public:

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

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:
Kenneth D. Carlton	Fifth Third Mortgage Company	Parcel ID:
240 Wallace Rd.	5050 Kingsley Drive	14801012900
Nashville, TN 37211	Cincinnati, OH 45263	

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

Asa B. Stovall and wife, Jeannette Ryerson f/k/a Jeannette Stovall

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kenneth D. Carlton and Avril C. Munoz-Carlton, husband and wife
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. 250, on the Plan of Hillbrook, Section 4, of record in Book 3842, Page 7, as amended in Book 3974, Page 787, 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 Asa B. Stovall and wife, Jeannette Stovall by deed from Roger D. Myers and wife, Almanda G. (Mandy) Myers, of record in Instrument 20030219-0021258, dated February 10, 2003, Register's Office for said County. See also Quitclaim Deed from Frances Leslie Binkley to Asa B. Stovall and wife, Jeannette Stovall of record in Instrument 20081223-0122403, said Register's Office. The said Jeannette Stovall is now known as Jeannette Ryerson.

This conveyance is subject to Restrictions of record in Book 3974, Page 783, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3842, Page 7, as amended in Book 3974, Page 787,, said Register's Office.

Jeannette Ryerson and Jeannette Stovall being one in the same person.

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 240 Wallace Rd., Nashville, TN 37211

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 our hands this 19th day of December, 2008.

Asa B. Stovall

Jeannette Ryerson

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 Asa B. Stovall and Jeannette Ryerson f/k/a Jeannette Stovall, 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 and official seal at Nashville, Tennessee, this 19th day of December, 2008.

My Commission Expires: 11.22.10

Notary Public

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