WARRANTY DEED

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DEANIE L. GREGORY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 187,500.00
+ Marcelle Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May, 2009

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcelle C. Carter (NAME)	SAME AS NEW OWNER (NAME)	MAP & PARCEL
1606 Lischey Avenue ~~301 Fairbanks Avenue~~ (ADDRESS)	(ADDRESS)	03311002100
Nashville, TN 37207 ~~Goodlettsville, TN 37072~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Aubrey Lee Hiam and wife, Denise Hiam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcelle C. Carter

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 Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Blair Manor of record in Book 3300, Page 32, Register's Office of Davidson County, Tennessee, and being more particulary described as follows;

Beginning at a point in the easterly margin of Fairbanks Road; thence southeastwardly with a curve, 116.76 feet to a concrete monument; thence continuing with the margin of said Road, 37.4 feet to a concrete monument; thence around a curve northwardly 39.27 feet to a concrete monument in the northwesterly margin of Spero Road; thence with the margin of said Road northeastwardly 241.7 feet to a concrete monument; thence leaving margin of said Road; northwardly 114.19 feet to a point, said point being common rear of lot 18 and 19; thence with the common line between said lots southwestwardly 327.47 feet to the point of beginning.

Being the same property conveyed to Aubrey Lee Hiam from Roger D. Melton and wife, Robyn Diane Melton by Warranty Deed recorded in Book 9528, Page 25, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3313, PAGE 396, BOOK 3315, PAGE 571 AND BOOK 3317, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOR OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 6861, PAGE 812, SAID REGISTER'S OFFICE; SUBJECT TO THE PLAN OF BLAIR MANOR OF RECORD IN RECORD BOOK 3300, PAGE 32, SAID REGISTER'S OFFICE; WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING ~~SETBACK LINES, IF ANY~~, AS MAY BE SET FORTH THEREON.

unimproved ( )
This is improved (X) property, known as 301 Fairbanks Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of May, 2009

Aubrey Lee Hiam

Denise Hiam

BILL GARRETT, Davidson County
Trans: T20090033950 DEEDWARR
Recvd: 05/22/09 10:02 2 pgs
Fees: 13.00 Taxes: 693.75

20090522-0047243

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 Aubrey Lee Hiam and wife, Denise Hiam

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 Madison, Tennessee, this 21st day of May, 2009.

Commission expires 3-20-10

Deane L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public