ADDRESS NEW OWNERS and
SEND TAX BILLS:
HOWARD CARTER and wife
PEGGY CARTER and TROY CARTER
109 Earline Ave.
Hendersonville TN 37075

This instrument prepared by:
TIMCTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
73 - 5 - 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JERRY D. ALDERSON, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to HOWARD CARTER and wife, PEGGY CARTER, and TROY CARTER, as tenants in common, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rosebank Terrace, Section 2, as of record in Book 5210, Page 31, Register's Office for said County.

SAID Lot No. 3 fronts 90.88 feet on the northerly margin of Solon Drive and runs back 165.27 feet on the westerly line and 85.94 feet on the easterly line to a line on the **rear measuring 104.60 feet thereon.**

BEING the same property conveyed to Florence D. Alderson and Jerry D. Alderson by deed of record in Book 6001, Page 371, Register's Office for Davidson County, Tennessee. The said Florence D. Alderson having died on July 16, 2008, leaving a Will of record in Docket No. 08P-1271, Probate Court for Davidson County, Tennessee, leaving her estate to Jerry D. Alderson. See Affidavit of Heirship in Instrument No. 20081112-0111961, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2652 Solon Drive, Nashville, Tennessee 37206.

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20090060872 DEEDWARR
Recvd: 09/03/09 14:35 2 pgs
Fees:13.00 Taxes:351.50
20090903-0083234

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 1 day of September, 2009.

JERRY D. ALDERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JERRY D. ALDERSON, the within named 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, in the capacity stated.

Witness my hand at office this 1 day of September, 2009.

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

NOTARY PUBLIC

My Commission Expires:

8/20/13

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is ~~$95,000.00~~ 782 95,000.00

AFFIANT

Subscribed to and sworn before me, this the 1 day of September, 2009.

G. Diane Ladd
NOTARY PUBLIC

My Commission Expires:

11-20-12

G. DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

TIMOTHY D. FERGUSON
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