NEW OWNER:

SCOTT A. CARTER
409 Dominion Court
Franklin, TN 37067

SEND TAX BILLS TO:
NEW OWNER

Map 072
Group 060
Parcel 0340.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 10-0087

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20100022555 DEEDWARR
Recvd: 04/16/10 09:25 3 pgs
Fees:18.00 Taxes:175.75
20100416-0028648

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-Seven Thousand Five Hundred and 00/100 Dollars ($47,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHIRLEY ANGELA MARIE SPEAKMAN,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SCOTT A. CARTER, MARRIED** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 81 on the Plan of Kenmore Place, as of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 81 fronts 82.2 feet on the southerly side of Warner Avenue and runs back between lines, with the easterly margin of Foster Street 150 feet to a dead line, measuring 100 feet, more or less, thereon.

Being the same property conveyed to Shirley Angela Marie Speakman by divorce decree from Steven Edward Speakman, dated April 4, 2002 and of record in Instrument 20021008-0122979, Register's Office for Davidson County, Tennessee. For further reference, see warranty deed of record in Book 10261, Page 128.

This is IMPROVED property known as 1210 Kenmore Place, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of April, 2010.

SHIRLEY ANGELA MARIE SPEAKMAN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid SHIRLEY ANGELA MARIE SPEAKMAN acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 15th day of April, 2010.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 09/30/2013

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The actual consideration or value, whichever is greater, for this transfer is **$47,500.00** .

Melanie Beaty
AFFIANT

Sworn to and subscribed to before me this 15th day of April, 2010.

Carolyn Christoffersen
NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 09/30/2013