WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/10 09:44 2 pgs
Fees:13.00 Taxes:370.00
20100610-0044982

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of June, 2010.

Notary Public
My Commission expires: 8/11/12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles D. Carter	SAME	118-02-0-209.00
2030 Lindell Avenue		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Albert Lucien Dale, Jr. and Carolyn D. Dale, Co-Executors of the Estate of Mildred Beaty Dale**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles D. Carter**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 38 on the plan of George 1. Waddey's Subdivision of Westwood, of record in Book 332, page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 38 fronts 50 feet on the westerly side of Seventh Avenue South, extended, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Lucien Dale and wife, Mildred B. Dale, by Substitute Trustee's Deed from Floyd Greer, as Substitute Trustee, on June 9, 1975, of record in Book 4920, page 29, Register's Office for Davidson County, Tennessee. The said Lucien Dale having died October 13, 2008, leaving said property to Mildred B. Dale by right of survivorship. Mildred B. Davis died, testate January 1, 2009, Last Will and Testament of record in the Chancery Court for Williamson County, Tennessee, Case No. P09-5244, appointing Albert Lucien Dale, Jr. and Carolyn D. Dale, as Co-Executors.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 118-02-0-209.00.
- Subject to all matters as shown on the Plan of record in Book 332, page 99, Register's Office Davidson County, Tennessee.

This is improved property known as: **2609 Westwood Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 1, 2010.

The Estate of Mildred Beaty Dale

BY: _____
Albert Lucien Dale, Jr., Executor

BY: _____
Carolyn D. Dale, Executor

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of June, 2010, before me, appeared **Albert Lucien Dale, Jr. and Carolyn D. Dale,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the **Co-Executors of the Estate of Mildred Beaty Dale**, and that said instrument was signed and sealed in behalf of said Estate and said **Albert Lucien Dale, Jr. and Carolyn D. Dale,** acknowledged said instrument to be the free act and deed of said Estate.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/16/10

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 04-15-12