BILL GARRETT, Davidson County
Trans:T20100038462 DEEDWARR
Recvd: 06/24/10 10:09 2 pgs
Fees:13.00 Taxes:347.80
20100624-0049262

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of May, 2010, by and between Walter H Carter, Trustee, of The 3202 Curtis Street Trust, party of the first part, and Ashanti Gore-Wells and Termain M Wells, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of H.E. Simkin's Subdivision of the L. G. Curtis Lands of record in Book 547, Page 39, Register's Office for said County, and described according to a copy of a survey by Geo. W. Watkins, Surveyor, November 27, 1957 as follows:

BEGINNING at a point in the northerly margin of Curtis Street 140 feet west of the westerly margin of Alpine Avenue; thence north 34 degrees 15 minutes East 130 feet to an iron pin in the southerly line of the property of Ethel Harper Bryant; thence with her south line, south 55 degrees east 70 feet to an iron pin which is 70 feet westerly from the westerly margin of Alpine Avenue; thence south 34 degrees 15 minutes west 130 feet to an iron pin in the north margin of Curtis Street; thence with the margin of the same, north 55 degrees west 70 feet to the point of beginning.

Being all or part of the same property conveyed to Walter H. Carter, Trustee, by virtue of that certain Warranty Deed dated February 10, 1996, at Book 10796, Page 81 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee
Walter H Carter, Trustee, of The 3202 Curtis Street Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Walter H Carter, Trustee, of The 3202 Curtis Street Trust , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Ashanti Gore-Wells and Termain M Wells

3202 Curtis Stree
Nashville, TN 37218

Tax Parcel No 07009004700

Property Address: 3202 Curtis Street
Nashville, TN 37218

MAIL TAX BILLS TO: Walter H Carter

PO Box 1633
Mt. Juliet, TN 37121-1633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $94,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of May, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY