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

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

MAP PARCEL NUMBER:
73 - 10 - 74

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 ALDERSON, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey 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. 38 on the Plan of Moss Rose Estates as of record in Book 4860, Page 112, Register's Office for said County.

SAID Lot No. 38 fronts 80 feet on the southern margin of Morganmeade Drive and extends back 132.54 feet on the westerly line and 139.42 feet on the easterly line being a broken line, to a line on the rear measuring 70.72 feet thereon.

BEING the same property conveyed to Roy L. Alderson and Jerry D. Alderson by deed of record in Deed Book 10712, Page 413, Register's Office for Davidson County, Tennessee. The said Roy L. Alderson having died, leaving Florence Alderson and Jerry D. Alderson as his heirs at law. Florence Alderson having died on July 16, 2008, leaving a Will of record in Docket No. 08P-1271, Davidson County Probate Court, which left all of her property 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 2628 Morganmeade 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:T20100045776 DEEDWARR
Recvd: 07/27/10 08:50 2 pgs
Fees:13.00 Taxes:148.00
20100727-0058678

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 23 day of July, 2010.

JERRY ALDERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JERRY ALDERSON, the within named bargainors 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 at office this 23 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

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

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

AFFIANT

Subscribed to and sworn before me, this the 23 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

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

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