BILL GARRETT, Davidson County
Trans:T20110003910 DEEDWARR
Recvd: 01/20/11 07:59 2 pgs
Fees:13.00 Taxes:488.40
20110120-0005322

This Instrument Prepared By:
Law Offices of Andrew Gibson
P.O. Box 210121
Nashville Tennessee 37221

ADDRESS NEW OWNER:

Candace Avery
961 Caldwell Lane
Nashville, TN 37204

SEND TAX BILL:

New Owner

MAP AND PARCEL:
07112000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marcelle C. Carter, a widow** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Candace Avery** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being the north 120 feet of Lot No. 1 of the S. A.Buchanan Resubdivision of Lots in Trinity Heights Addition, as of record in Book 547, page 166, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of Marshall Street and Lischey Avenue; thence South 8 deg. West 120 feet to a point in the west margin of Lischey Avenue; thence West 165 feet more or less to the east margin of an alley; thence North 8 deg. East 120 feet to a point in the south margin of Marshall Street; thence with the margin of the same, eastwardly 165 feet to the point of beginning.

Included in this conveyance is the right to use, for the purpose of ingress and egress, a part of the driveway which borders the south margin of the property described above. The use is limited to the east 50 feet of the driveway beginning at the west margin of Lischey Avenue and extending west approximately 50 feet to a large sugar maple tree, as described in Book 4411, page 764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcelle C. Carter by deed from Fred Gregory and wife, Elsie Gregory of record in Book 4411, page 764, Register's Office for Davidson County, Tennessee, dated April 5, 1970.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 1606 Lischey Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19 day of January, 2011.

Marcelle C. Carter

Marcelle C. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Marcelle C. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 19 day of January, 2011.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $132,000.00.

Candace Amery

AFFIANT

Subscribed and sworn to before me
this 19 day of January, 2011.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011