[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Scott A. Carter		Map/Parcel -
409 Dominion Court	NEW OWNER	05108020200
Franklin, TN 37067		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Jack T. Pitt and wife, Betty C. Pitt** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Scott A. Carter, married** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, PLAN OF THE RESUBDIVISION OF PART OF LOT 4 ON THE PLAN OF MONTAGUE SUBDIVISION, as shown on plat of record in Plat Book 5190, Page 503, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack T. Pitt and wife Betty C. Pitt by Warranty Deed from Aubrey M. Meece, an unmarried person, recorded on the 17th day of July, 2001 in Instrument No. 20010717-0075667, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE RESUBDIVISION OF PART OF LOT 4 ON THE PLAN OF MONTAGUE SUBDIVISION, as recorded in Plat Book 5190, Page(s) 503 said Register's Office.

This is improved property commonly known as: 209 E. Webster Street, Madison, TN 37115

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me this 18th day of February, 2011

My Commission Expires: 11/7/12

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

BILL GARRETT, Davidson County
Trans:T20110010648 DEEDWARR
Recvd: 02/22/11 10:47 2 pgs
Fees:13.00 Taxes:536.50
20110222-0014389

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of February, 2011.

Jack T. Pitt

Betty C. Pitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2011, before me personally appeared Jack T. Pitt to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2011, before me personally appeared Betty C. Pitt to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012