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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20110014306 DEEDWARR
Recvd: 03/09/11 15:27 2 pgs
Fees:13.00 Taxes:462.50
20110309-0018949

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:
Marie Jose Westermeier 3173 Earhart Road Hermitage, TN 37076	Same

Map/Parcel: 05303006800

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Gary R. Carson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marie Jose Westermeier and husband, Thomas G. Westermeier, hereinafter called the Grantee(s), its successors and assigns, a certain tract of land in Davidson County, TN, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 of Section "B" on the plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 38 fronts 54.5 feet on the easterly margin of Birdsall Street and extends back between parallel lines 88.2 feet to a dead line.

BEING the same property conveyed to Gary R. Carson, unmarried, by deed from Sonya R. Haskins, unmarried, filed of record in Book 10269, page 18, Register's Office for Davidson County, Tennessee.
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1205 Birdsall Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Seller

Gary R. Carson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Gary R. Carson, unmarried, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2011.

My commission expires 11/5/2014.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE
COOUNTY OF DAVIDSON

The actual consideration, or value, whichever is greater for this transfer is $125,000.00.

Affiant

Sworn to and subscribed before me this 7th day of March, 2011.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014