PICK-UP

BILL GARRETT, Davidson County
Trans:T20110015860 DEEDWARR
Recvd: 03/17/11 10:35 4 pgs
Fees:23.00 Taxes:37.00
20110317-0020957

Map: 154

Parcel: 287

Warranty Deed

Address of New Owner
Patricia Burress Guenther
5076 Pine Hill Road
Nashville, Tennessee 37221

Send Tax Bills To:
Patricia Burress Guenther
5076 Pine Hill Road
Nashville, Tennessee 37221

This Instrument Prepared By:
James P. Guenther
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $10,000.

James P. Guenther
Affiant

Subscribed and sworn to before me this 11th day of March, 2011.

June B. Turner
Notary Public

My Commission Expires 5-2-11.

JUNE B. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

For and in Consideration of the sum of ten thousand dollars ($10,000) and other good and valuable consideration (the receipt of which is hereby acknowledged), Neal W. Carter, (hereafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey to Patricia Burress Guenther, her heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

A tract of land in the 9th Civil District of Davidson, County Tennessee, generally bordered on the south by Pine Hill Road, on the north by Grantee's property, on the west by the Beard-McGavock property and the Dunlap property, and on the east by the Luckett property, as those properties are later identified, and being part of the property conveyed by John Howard Greer and wife Odetta Greer to Neal W. Carter and wife Anne R. Carter, by deed of record in Book 4102, page

121 Register's Office of Davidson County (RODC), and being part of the property conveyed to Neal W. Carter and wife Ann R. Carter from George V. Crawford, Special Master, by deed of record in Deed Book 5383 page 311 RODC, and being part of the property conveyed to Neal W. Carter and wife Ann R. Carter from Wesley Wallace and wife Estella Wallace by deed noted in Book 107 page 674 and being of record in Deed Book 3674 page 310 RODC, and more specifically described as:

A parcel beginning at a point which is the intersection of the northerly margin of Pine Hill Road and the westerly boundary of the three acre tract conveyed by Neal W. Carter and wife Ann R. Carter to J. D. Luckett and wife Joan L. Luckett by deed of record in Deed Book 4598 page 454 RODC and described by the survey of Hal R. Swann, Jr. dated December 18, 1973 and of record in Deed Book 4954 pages 485 and 486 RODC; thence with the westerly boundary of the Luckett property and the easterly boundary of the parcel being conveyed by this deed, that common boundary line running north 7 degrees 27 minutes east, approximately 330 feet to the southerly boundary of Grantee's property described in the deed from John Howard Greer and wife Odetta Greer to Grantee of record in Deed Book 4894 page 434 RODC; thence with the southerly boundary of Grantee's property and the northerly boundary of the parcel being conveyed by this deed to the southwest corner of Grantee's property, that common boundary line running approximately south 89 degrees 28 minutes west and being a distance of some 460.50 feet; thence with Grantee's westerly boundary on a line called in the survey of Perrry A. Chapdelaine, Jr. made March 17, 1983 and used in the Carter to Thornton and Thornton to Beard-McGavock deeds, and in the Carter to Dunlap deeds, these deeds being further described hereafter, as north 17 degrees 8 minutes 33 seconds east, and that same line being called in the Grantee's deed north 3 degrees 45 minutes east, approximately 50 feet to the southeast corner of the property conveyed by Neal W. Carter and wife Ann R. Carter to Johnny H. Dunlap and wife Mary B. Dunlap of record in Deed Book 6853 page 659 RODC; thence with the southerly boundary of the Dunlap property north 72 degrees 51 minutes 27 seconds west 50 feet to the northeast corner of the property conveyed by Neal W. Carter and wife Ann R. Carter to Wade P. Thornton by deed of record in Deed Book 6437 Page 51 RODC and subsequently conveyed by Wade P. Thornton and wife Curry Turner Thornton to W. Damon Beard and wife Mary E. McGavock by deed of record in Deed Book 8012 page 401 RODC, this corner marked by an iron pin placed in the survey described in these two said deeds; thence with the Beard-McGavock easterly boundary south 17 degrees 8 minutes 33 seconds west 102.47 feet; thence, continuing with the Beard-McGavock easterly boundary south 72 degrees 51' minutes 27 seconds east 50 feet; (the northerly half of this unclosed rectangle, that unclosed rectangle measuring 50' x 102.47' by 50', being part of the property conveyed to Neal W. Carter and wife Ann R. Carter from George V. Crawford, Special Master, by deed of record in Deed Book 5383 page 311 RODC, and the southerly half of this unclosed rectangle being part of the property conveyed to Neal W. Carter and wife Ann R. Carter from Wesley Wallace and wife Estella Wallace by deed noted in Book 107 page 674 and being of record in Deed Book 3674 page 310 RODC); and thence continuing with the Beard-McGavock easterly boundary south 17 degrees 8 minutes 33 seconds west, passing an iron pin at 181.88 feet, to the northerly margin of Pine Hill Road; thence with the Northerly margin of Pine Hill Road in an easterly direction to the point of beginning.

All properties referenced above appear as then existing on the "Plat Showing Location of Proposed Roads Running Through Pine Like Community," March 4, 1984, by P. A. Chapdelaine, Jr.

The conveyed property was owned by Neal W. Carter and wife Ann R. Carter; Ann R. Carter is now deceased and Neal Carter is not married.

It is expressly understood and agreed that the Grantee for herself, her heirs, assigns, and successors in title to the conveyed property, hereby covenants to and with the Grantor for the benefit of the Grantor's son, David Carter, that, without the consent of David Carter in writing (1) No residence or other building shall be constructed, erected or maintained on the conveyed property, and (2) No live tree greater in circumference than eight inches at its base shall be cut down on the conveyed property by or at the direction of or with the permission or consent of the Grantee, Grantee's spouse, or Grantee's heirs, assigns, and successors in title to the conveyed property, it being understood that Grantee, her heirs, assigns and successors in title cannot control the cutting of trees permitted to be done by governmental entities and public utility companies under the law.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever. Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein. Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 7 day of MARCH, 2011.

Neal W. Carter

NEAL W. CARTER

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Neal W. Carter, a Notary Public in and for the above County and State, the within named Neal W. Carter, the Grantor and bargainor, 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 and official seal at Nashville, Tennessee, this 7th day of March, 2011.

L. Tonee Spears
NOTARY PUBLIC

My Commission Expires 6/18/2011

S. TONEE SPEARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON