BILL GARRETT, Davidson County
Trans:T20110031666 DEEDWARR
Recvd: 05/27/11 09:48 3 pgs
Fees:18.00 Taxes:247.90

20110527-0040692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $67,000.00 (Sixty Seven Thousand).

E. Eugene Carathers
AFFIANT

Subscribed to and sworn before me this 23rd day of May, 2011.

Casey Norton by Susan Ayers
NOTARY PUBLIC MY COMMISSION EXPIRES: 9-17-14
(NOTARY SEAL)

HICKMAN CO. CLERK NOTARY PUBLIC HICKMAN COUNTY TN

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Wayne Morris 1603 Linden Nashville, TN 37209	SAME AS NEW OWNER	10511024400

WARRANTY DEED

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, **ELMER EUGENE CARATHERS, MARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WAYNE MORRIS, A SINGLE MAN**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A tract of land in the 6th. formerly 9th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING on the westerly margin of Melrose or Morton Avenue at a point 168 feet South of the southerly margin of Wedgewood Avenue, being the southeast corner of Lot No. 22 on the Map of Geo. I. Waddey's Subdivision of the south part of Lots 4, 5 and 6 of the Horton Land, as of record in Book 547, Page 8, Register's Office for said County; thence with the westerly margin of Melrose or Morton Avenue southwardly 50 feet; thence westerly 145.2 feet to a stake; thence northerly 50 feet to an iron pin which is 168 feet south of the southerly margin of Wedgewood Avenue; thence easterly 145.2 feet to the point of beginning.

Being the same property conveyed to Elmer D. Carathers and wife, Mildred McPeak Carathers by Deed of record in Book 1339, Page 331, Register's Office for Davidson County, Tennessee.The said Elmer D. Carathers having since died September 3, 1994, resident of Davidson County, Tennessee, being survived by his spouse, Mildred Waldean Carathers, also known as Mildred W. Carathers and . The said Mildred W. Carathers having since died March 26, 2011, testate. Pursuant to the Last Will and Testament of the said Mildred W. Carathers the subject property being left to her Heirs at Law Elmer Eugene Carathers and Frances Elizabeth Carathers, also known as Frances Elizabeth Lewis having since died January 31, 2011, resident of Hickman County, Tennessee, leaving the property to the surviving child, Elmer Eugene Carathers.
Frances Elizabeth Lewis heirs James Lewis, Jr., Donald Ray Lewis and Deborah Lewis Boutwell joins in this conveyance to relinquish any and all rights,they may have in said property.

Elmer Eugene Carathers hereby make oath that the above described property has never been the marital domicile of Elmer Eugene Carathers.

LTSR Number:

OTE File: 2011043061

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 1905 BRNADSFORD AVENUE NASHVILLE,TN37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this the 23rd day of May, 2011

Elmer Eugene Carothers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23rd day of May, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elmer Eugene Carothers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of May, 2011.

Notary Public

Commission Expires: 9-1-14

HICKMAN CO. CLERK
NOTARY PUBLIC
HICKMAN COUNTY, TN

LTSR Number:

GTE File: 20110420A1

WITNESS, this the 21 day of May, 2011

James Lewis, Jr.

Donald Ray Lewis

Deborah Lewis Boutwell

STATE OF TENNESSEE)
COUNTY OF HICKMAN)

On this the 21 day of May, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Lewis, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21 day of May, 2011

Notary Public

Commission Expires: 1/20/15

BOB O. HOLT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN
MY COMMISSION EXPIRES 1-20-2015

STATE OF TENNESSEE
COUNTY OF HICKMAN

On this the 21 day of May, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared **Donald Ray Lewis**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21 day of May, 2011

Notary Public

Commission Expires: 1/20/15

BOB O. HOLT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN
MY COMMISSION EXPIRES 1-20-2015

STATE OF TENNESSEE
COUNTY OF HICKMAN

On this the 21 day of May, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared **Deborah Lewis Boutwell**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21 day of May, 2011

Notary Public

Commission Expires: 1/20/15

BOB O. HOLT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN
MY COMMISSION EXPIRES 1-20-2015

LTER Number:

GTE File: 20101101901