BOOK 9584 PG 765

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN BOX #33B
MAP 117-13-B
PARCEL 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $534,500.00.

Bobby R. Carpenter
Affiant

SUSAN CALVERT ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this the 30th day of January, 1995.

My Commission Expires: 2/23/96

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
BOBBY R. CARPENTER
(Name)
WANDA H. CARPENTER
(Street Address)
139 ABBOTTSFORD

NASHVILLE, TN 37215

SEND TAX BILLS TO: MORTGAGEE:
SAME
(Name)

(Street Address)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **HILLSBORO HOMES, a Tennessee General Partnership,** hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto **BOBBY R. CARPENTER and wife, WANDA H. CARPENTER,** hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Phase I of Abbottsford of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683 and in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hillsboro Homes, a Tennessee General Partnership by deed from Bonnie B. Manson, a married person, of record in Book 9410, page 324, Register's Office for Davidson County, Tennessee.

This is improved property known as:139 Abbottsford
Nashville, TN 37215

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and

"Grantor(s)" does covenant with the said "Grantee(s)" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor(s)" does further covenant and bind itself and its assigns 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.

IN WITNESS WHEREOF, the "Grantor(s)" has caused its name to be affixed hereto on this 30th day of January, 1995.

HILLSBORO HOMES, a Tennessee General Partnership

BY: John M. Thetford, Partner
JOHN M. THETFORD, Partner

Robert G. Haley
ROBERT G. HALEY, Partner

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, personally appeared JOHN M. THETFORD, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a Partner of Hillsboro Homes, a Tennessee General Partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself this 30th day of January, 1995.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 1995.

Susan Calvert Stanley
NOTARY PUBLIC

My Commission Expires: 3/23/96

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, personally appeared ROBERT G. HALEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a Partner of Hillsboro Homes, a Tennessee General Partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself this 30th day of January, 1995.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 1995.

Susan Calvert Stanley
NOTARY PUBLIC

My Commission Expires: 3/23/96

95 FEB -1 AM 11:16
FILED FOR RECORD
DAVIDSON CO., TN.

carpenterd

30206
IDENTIF. & REFERENCE

7423 02/01 0101 03CHECK 1986-65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9584 PG 767

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 534500.00
CON TX 1977.65
PRFEE 1.00
WDEED 8.00
TOTAL 1986.65
CHECK 1986.65

02/01/95 01 11:17 0001 7427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30206
IDENTIF. ↑ REFERENCE

95 FEB -1 AM 11:16

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 877187