This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

FTB Mortgage Companies d/b/a
First Tennessee Mortgage Company, Inc.
P. O. Box 613136
Memphis, TN 38101

NAME OF MORTGAGEE:

FTB Mortgage Companies d/b/a
First Tennessee Mortgage Company, Inc.
P. O. Box 613136
Memphis, TN 38101

ADDRESS NEW OWNERS:

ROBERT L. CARPENTER
3229 TRAILS END LANE
NASHVILLE, TN 37214

MAP 10812, GROUP _____, PARCEL 159

BOOK 9909 PG 56

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY FOUR THOUSAND NINE HUNDRED & NO/100 ($54,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, C. N. ALEXANDER AND WIFE, MARIE H. ALEXANDER has this day bargained and sold and does hereby transfer and convey unto ROBERT L. CARPENTER AND WIFE, MELISSA M. CARPENTER, his/her/their/its heirs, successors or assigns, the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 12-B, Zone Lot Division of Lots 12, 13, 15, 16, 17 and 18 Trailwood Subdivision, Section One, of record in Plat Book 6250, page 140, amending Plat Book 5210, page 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to C. N. Alexander and wife, Marie H. Alexander by warranty deed of Norman Spencer and wife, Mary Kay Spencer of record in Book 8320, page 847, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said ROBERT L. CARPENTER AND WIFE, MELISSA M. CARPENTER, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said ROBERT L. CARPENTER AND WIFE, MELISSA M. CARPENTER, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said pro rata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 108-12 parcel 159

2. Restrictive covenants contained in instruments of record in Book 5728, page 298, Book 6128, page 361, Book 6426, page 153, Plat Book 6250, page 140, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Trailwood, Section One, of record in Plat Book 5210, page 351, as amended in Plat Book 6250, page 140, Register's Office of Davidson County, Tennessee, including the following: (a) 25 foot minimum building setback line from Elm Hill Pike (now Trails End lane; (b) 10 foot public utility and drainage easement crossing the rear of said lot and running along the northwesterly boundary line; (c) 2.5' x 25' utility anchor easement located at the northwesterly corner; (d) 8" sewer line crossing the rear of said lot located within the public utility and drainage easement.

4. Conveyance to Metropolitan Government of record in Book 7628, page 509, Register's Office of Davidson County, Tennessee.

5. Conveyance to Metropolitan Government of record in Book 7628, page 512, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said ROBERT L. CARPENTER AND WIFE, MELISSA M. CARPENTER, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 3rd day of January, 1996.

C. N. ALEXANDER

MARIE H. ALEXANDER

4835 01/04 0101 03CHECK 212.13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared C. N. ALEXANDER AND WIFE, MARIE H. ALEXANDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 3rd day of January, 1996.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $54,900.00.

Robert L Carpenter

Sworn to and subscribed before me, on this the 3rd day of January, 1996.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

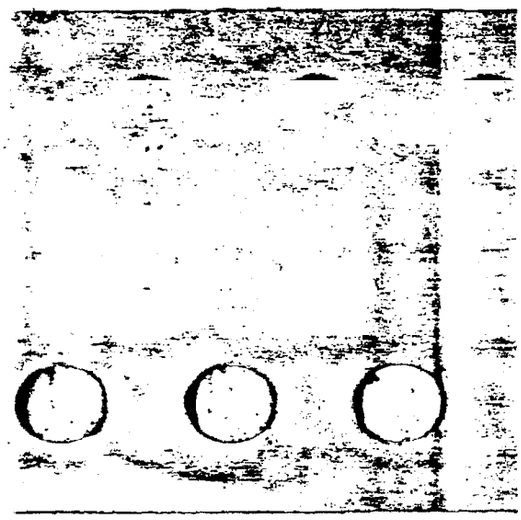
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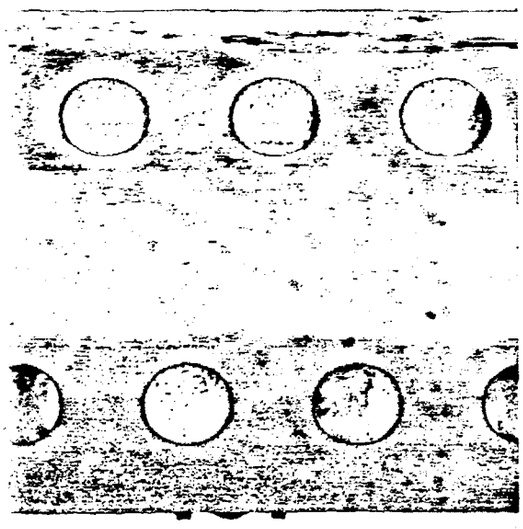
96 JAN -4 PM 1:43

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0137978





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9909 PG 58

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 54900.00
CON TX 203.13
PRFEE 1.00
WDEED 8.00
TOTAL 212.13
CHECK 212.13

01/04/96 01 13:46 0001 4685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137978
IDENTIF. # REFERENCE

96 JAN -4 PM 1:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 993044