File Box 29

Return to:
Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, TN 37214-3614
(615) 391-4185

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

John D. Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1996.

Notary Public

MY COMMISSION EXPIRES: 3/27/99

(AFFIX SEAL)

BOOK 9940 PG 499

THIS INSTRUMENT WAS PREPARED BY
Irene N. Allen, 1441 Campbell Road, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Carpenter (NAME)	SAME (NAME)	Part of 21-81
P. O.Box 214 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Ridgetop, TN 37152 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, W. C. ALLEN & ASSOCIATES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Carpenter and wife, Betty E. Carpenter

WCE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Morgan Estates, Section Three, of record in Book 9700, Page 38, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to W. C. ALLEN & ASSOCIATES, INC., by deed from W. C. Allen & wife, Irene N. Allen, of record in Book 6834, Page 829, Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1996, a lien, but not yet due and payable.
2. Matters shown on the Plan of record in Book 9700, Page 38, said Register's Office.
3. Restrictive Covenants of record in Book 9859, Page 820, said Register's Office.
4. Stormwater Detention Agreement of record in Book 9190, Page 959, said REgister's Office.

This is unimproved (X) improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 the 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 land 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.

Witness hand this 5 day of February, 1996

W. C. ALLEN & ASSOCIATES, INC.

By: W C Allen, Pres

STATE OF TENNESSEE
Davidson County

BOOK 9940 PG 500

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, The undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. C. Allen and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the W. C. ALLEN & ASSOCIATES, INC. the within named bargainor, a corporation, and that (he) (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. C. Allen as such President., and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the day of February, 19 96

My commission expires 9/26/98

_____
Notary Public

WARRANTY DEED

FROM

TO

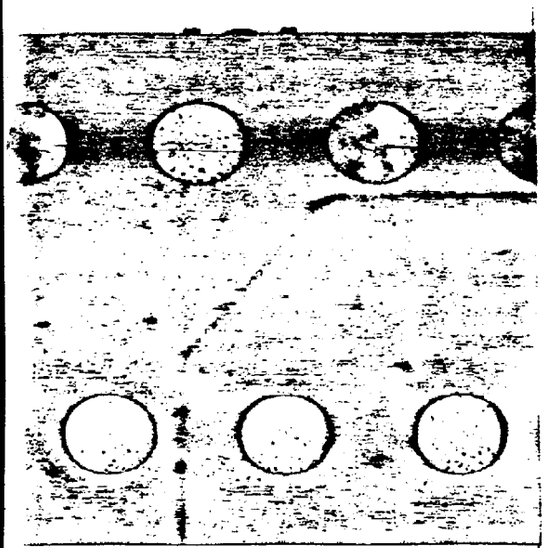
5441 02/07 0101 03CHECK 83.00

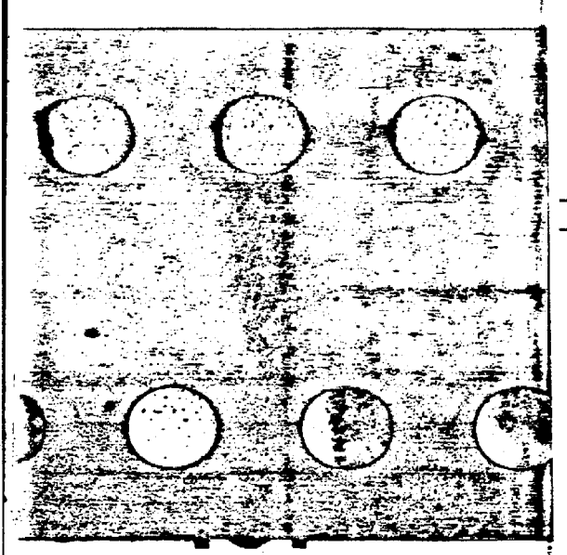
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

96 FEB -7 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0147992





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

RECEIVED OF _____

FOR _____

BOOK 9940 PG 501

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
TOTAL	83.00
CHECK	83.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07-45 0001 5441

0147992
IDENTIF. & REFERENCE

96 FEB -7 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003663