THIS INSTRUMENT PREPARED BY:
Liberty Escrow, Inc.
417 Welshwood Drive, Suite 108
Nashville, TN 37211

BOOK 10742 PG 286

ADDRESS NEW OWNER AS:

Mr. and Mrs. Wayne Carpenter

5964 Lickton Pike

Goodlettsville, TN 37072

SEND TAX BILLS TO:

Metwest Mortgage Services, Inc.
929 West Sprague Ave
Spokane, WA 99201

Map & Parcel: Map 17 Parcel 341 and Parcel 315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Herbert G. Petersen and wife, Lois M. Petersen have this day bargained and sold and do hereby sell, transfer and convey unto Wayne Carpenter and wife, Bridget K. Carpenter the GRANTEES herein, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATION HEREIN BY REFERENCE AS FULLY AS IF COPIED VERBATIM HEREIN WHICH CONSISTS OF TWO (2) pages and two (2) tracts.

0385762
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7348 12/31 0101 03CHECK 1034.50

EXHIBIT "A" LEGAL DESCRIPTION

Tract 5: BEGINNING at a point, the most southwest corner of this tract, and being the most southeast corner of Charles Spurlock Property; thence, with the line of said Spurlock N. 02 deg. 05 min. 46 sec. W. passing an iron pin at 20.00 feet, and in all a total of 738.61 feet to an existing iron pin, corner to said Spurlock; thence continuing with the line of said Spurlock, N. 81 deg. 49 min. 19 sec. W. 175.00 feet to an iron pin set in the line of said Spurlock, said point being a common corner to tract 6 in this survey; thence, with the line of said Tract 6, N. 31 deg. 32 min. 36 sec. E. passing an iron pin set at 179.49 feet, and in all a total of 310.84 feet to an iron pin set; thence, S. 81 deg. 45 min. 32 sec. E. 237.13 feet to an existing iron pin, corner to Tom Kirby; thence with the line of said Kirby, S. 02 deg. 42 min. 22 sec. W. passing an iron pin at 977.10 feet and in all a total of 997.10 feet to a point; thence, N. 89 deg. 12 min. 59 sec. W. 150.00 feet to the beginning, containing 5.04 acres more or less.

Starting on Lot 5, and continuing through 6, 7 and 8, a 50-foot wide permanent right of way access and easement is granted as indicated on survey map by Cole Land Surveying Re-Subdivision map dated October 2, 1991 of the Lewis Toth and Ronnie Parrish Property.

For source of title see instrument to Herbert G. Petersen and wife, Lois M. Petersen of record in Book 9463, page 142, Register's Office for Davidson County, Tennessee.

SCHEDULE A
LEGAL DESCRIPTION

LAND in the 10th Civil District of Davidson County, Tennessee, and described as Tract #4 according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988, revised March 29, 1989, as follows:

BEGINNING at an iron pin set, the most southwest of Tract 3 this survey, and being the southeast corner of this tract; thence, N. 82 deg. 26 min. 59 sec. W. 132.00 feet to an iron pin set, thence, N. 89 deg. 12 min. 59 sec. W. 168.60 feet to an iron pin set, corner to Tract 5 this survey; thence, with the line of said Tract 5, N. 2 deg. 42 min. 22 sec. E. passing an iron pin set at 20.00 feet, and in all a total 997.10 feet to an iron pin set, corner to said Tract 5; thence, continuing with the line of said Tract 5, S. 81 deg. 45 min. 32 sec. E. 350.80 feet to an iron pin set, corner to said Tract 3 this survey; thence, with line of said Tract 3, S. 5 deg. 36 min. 34 sec. W. 970.00 feet to the beginning, containing 7.31 acres, more or less.

BEING the same property conveyed to Wayne Carpenter and wife, Bridget Carpenter by deed being recorded simultaneously herewith.

BEING the same property conveyed to Herbert G. Petersen and wife, Lois M. Petersen by deed of record in Book 9463, page 142, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors, and assigns forever; and we do covenant with the said Grantees, their heirs, successors, and assigns, that we are lawfully seized in fee of said land; that we have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all persons, whomsoever.

WHEREVER USED HEREIN the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS on the date contained in the notary acknowledgement below.

X _____ X _____

Herbert G. Petersen Lois M. Petersen

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Herbert G. Petersen and wife, Lois M. Petersen, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 31st day of December, 1997.

My Commission Expires:
6-13-98

_____
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 6-13-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $275,000.00 plus.

_____
Affiant

Sworn to and subscribed to before me this 31st day of December, 1997.

My Commission Expires:
6-13-98

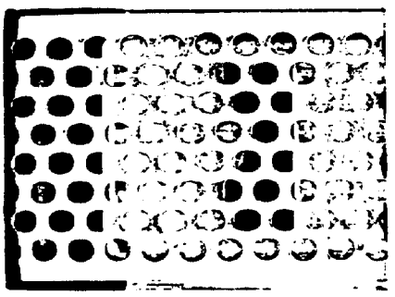
_____
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 6-13-98

RECORDER'S MEMO
LEGIBILITY, FADED, ETC.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10742 PG 290

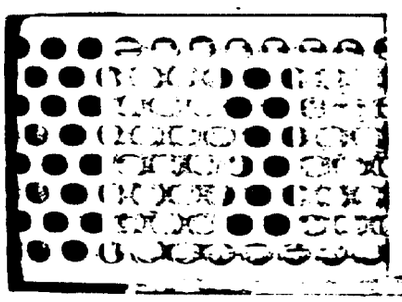
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 16.00
TOTAL 1034.50
CHECK 1034.50

12/31/97 01 14:51 0001 7348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0385762
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1238043