1041
Return To:

File Box 9-B
First Title and Escrow Company Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

Brian L. Smith, Esq. & Associates
P.O. Box 663
Gallatin, TN 37066

BOOK 11426 PG. 965

#16225

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL S. CARPENTER (NAME)	CENTURY MORTGAGE CORP. (NAME)	131-12
1106 Battery Lane (STREET ADDRESS OR ROUTE NUMBER)	TWO INTERNATIONAL PLAZA, STE.507 (STREET ADDRESS)	74
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37217 (CITY) (STATE) (ZIP)	16DA16946

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, LOUIS ROBERTS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL S. CARPENTER, UNMARRIED

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

Land in the 7th, formerly the 11th District of Davidson County, Tennessee, being a part of Lot No. 25 on the map of Zenaida Place, not of record, described according to a survey made by E.R. Southgate and Son, November 5, 1947, as follows:

Beginning in the center line of Battery Lane where same intersects centerline of an abandoned road, said beginning point centerline of said abandoned road north 38 deg. 30 min. east 526 feet to a post in the centerline of said road; thence south 12 deg. West 425 feet to the centerline of Battery Lane; thence with the centerline of said Lane north 87 deg. 39 min. West 234 feet 8 inches to the point of beginning.

Being the same property conveyed to Louis Roberts by deed from Ann Rains Irwin and Martha Rains Capps, tenants in common., in Book 5941, Page 143, Register's Office for Davidson County, TN.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; and (2) Easement of record in Book 4306, page 272.

Mary T. Roberts, spouse of Louis H. Roberts, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Louis H. Roberts.

05726697
IDENTIFICATION REFERENCE
99 APR 12 AM 9:06
PAT MILLER REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0889 04/12 0101 03CHECK 747.30

unimproved ( )
This is improved (XX) property, known as 1106 Battery Lane, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of February, 19 99.

Louis Roberts
LOUIS ROBERTS

Mary T. Roberts by Louis Roberts, Attorney in Fact
MARY T. ROBERTS
BY: LOUIS ROBERTS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUIS ROBERTS

with whom I am personally acquainted, and who acknowledged that he executed the wfthin instrument for the purposes therein contained.

Witness my hand at office, this 17th day of February, 19 99.

My commission expires 2/18/99 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 11426 PG. 966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUIS ROBERTS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said MARY T. ROBERTS and is authorized by the said MARY T. ROBERTS to execute this instrument on her behalf.

Witness my hand, at Office, this 17th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 1999.

MY COMMISSION EXPIRES: 9/28/02
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

TO

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11426 PG. 967

CAMT	
	199000.00
CON TX	736.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	747.30
CHECK	747.30

04/12/99 01 09:08 0001 0889

0572697

INSTRUMENT REFERENCE

99 APR 12 AM 9:06

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449880