This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Curt A. Carpenter and Margaret M. Wyatt
4702 Tanglewood Drive
Nashville, Tennessee 37216

SEND TAX BILL:
To Owner

MORTGAGEE:
TRANSOUTH
P. O. Box 8
McMinnville, TN 37111-0008

MAP AND PARCEL:
MAP 61-8
PARCEL 38
15DZ-27775

WARRANTY DEED

BOOK 11463 PG. 310

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Watson Balls and wife, Linda G. Balls hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Curt A. Carpenter and Margaret M. Wyatt, both unmarried, as joint tenants with right of survivorship, 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:

BEING Lot No. 27 on the Plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by Harvey Gee,Surveyor, March 31, 1950, as follows:

BEGINNING on the easterly margin of Tanglewood Drive at a point 100 feet south of the southwest corner of the property conveyed to George Howard Moore and wife, by deed from Mrs. Marina C. McGaughey, of record in Book 1371, Page 15, said Register's Office, being the corner of Lots Nos. 26 and 27; thence with the line between said two lots, eastwardly 226.2 feet; thence southwardly 45 feet to the northeast corner of the property conveyed to Ernest D. Temple by deeds from Marina C. McGaughey, of record in Book 1402, Page 306 and 574, said Register's Office; thence with Temple's northerly line, westwardly 265 feet to the easterly margin of Tanglewood Drive; thence with said Drive northwardly 123 feet to the beginning.

Being the same property conveyed to Jewell R. Balls, a widow, and son, James Watson Balls, as joint tenants with right of, by deed from Jewell R. Balls, a widow of record in Book 7460, Page 837, Register's Office for Davidson County, Tennessee. The said Jewell R. Balls having since died.

This is the same description as in previous deeds of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by TranSouth Mortgage of record in Book 10656, Page 670, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This is improved property known as 4702 Tanglewood Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Curt A. Carpenter and Margaret M. Wyatt, both unmarried, their heirs and assigns, forever; and we, James Watson Balls and wife, Linda G. Balls 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of November, 1998.

James Watson Balls

Linda G. Balls

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Watson Balls and wife, Linda G. Balls the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 114,900.00.

AFFIANT

Subscribed and sworn to before me this 16th day of November, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05828817
99 MAY -5 AM 9:46

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 312

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

05828817

99MAY-5 AM 9:46

CAMT
114500.00
CON TX 425.13
PRFEE 1.00
UCCFEE 0.00
CFEE 2.00
TOTAL 436.13
CHECK 436.13
05/05/99 01 09:50 0001 1656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456337