This Instrument Prepared By:
Timothy L. Takacs, Attorney at Law
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

This area is intended for use by the Register of Deeds

Davidson County DEEDWARR
Recvd: 03/14/01 14:04 2pgs
Fees:11.00 Taxes:129.50
20010314-0024462

Address New Owner(s)
Don Carpenter
Name
414 Annex Avenue
Street Address
Nashville, Tennessee 37209
City, State, Zip

Send Tax Bills To
Same
Name
Street Address
City, State, Zip

Map-Parcel No.
Map 091-10-368.00

Warranty Deed

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dorothy C. Lee, widow, Grantor, hereby transfers and conveys to Donald A. Carpenter, Grantee, his heirs and assigns, all of her interest in a certain tract or parcel of land located in Davidson County, Tennessee to-wit:

Being Lot No. 84, Section Two, Morrow Meadows, as of record in Book 2331, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 50 feet on the westerly side of Morrow Road and runs back 122.1 feet on the southerly line and 159.3 feet on the northerly line to a dead line measuring 61 feet thereon.

Being the same property conveyed to Alvin C. Lee and wife, Dorothy C. Lee, by deed from Brentwood Homes, Inc. of record in Deed Book 2400, Page 167, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 4399, page 981, the subject property was conveyed unto Alvin C. Lee, Dorothy C. Lee and Donald A. Carpenter, tenants in common. By Quitclaim Deed of record in Book 4890, Page 160, the subject property was conveyed unto Dorothy C. Lee and Donald A. Carpenter, tenants in common.

This is improved property known as 903 Morrow Road, Nashville, Tennessee.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that she is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for county taxes for the year 2000.

GRANTOR does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand on March 6, 2001.

Dorothy C. Lee, Grantor, by Donald A. Carpenter
as her Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, Donald A. Carpenter, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Dorothy C. Lee, Grantor, and who acknowledged that he executed the same as the free act and deed of Dorothy C. Lee.

Witness my hand, at office, on March 6, 2001.

Notary Public

My commission expires: Aug. 10, 2004

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $35,000.
Subscribed and sworn to before me, on March 6, 2001.

Donald A. Carpenter, Affiant

Notary Public

My commission expires: Aug. 10, 2004