STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Arthur L. Spears
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of March, 2001.

Notary Public

My Commission Expires: 12-23-2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/03/01 09:10 2pgs
Fees:11.00 Taxes:518.00
20010403-0031989

ADDRESS NEW OWNER(S) AS FOLLOWS:
Arthur L. Spears and Golda Spears
7484 Stacy Drive
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 142-02-0-022.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Scott Carpenter and Susan Faris Carpenter** hereinafter referred to as Grantors, hereby transfers and conveys to **Arthur L. Spears and wife, Golda Spears** hereinafter referred to as 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. 38, on the Plan of Cross Timbers, Section 2, as of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 79.93 feet on the north side of Stacy Drive and extends back 158 feet on the east line and 163.9 feet on the west line, to a line in the rear on which 91.57 feet.

Being the same property conveyed to Daniel Scott Carpenter and wife, Susan F. Carpenter, from Clara H. Robinson, an unmarried person, by Warranty Deed of record in Book 9420, page 212, Register's Office for Davidson County, Tennessee. Susan Faris Carpenter and Susan F. Carpenter are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3700, Page 92, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4064, Page 909, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7484 Stacy Drive, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 27th day of March, 2001.

Daniel Scott Carpenter

Susan Faris Carpenter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Scott Carpenter and Susan Faris Carpenter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2001.

Notary Public

12-23-2001
My Commission Expires

02968-BW