WARRANTY DEED

THIS INDENTURE, made and entered into this **15** day of **June, 2001**, by and between **Darwin Hindman, III and wife, J. Elisabeth Hindman**, party of the first part, and **Nell Ann Carpenter** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**.

Davidson County DEEDWARR
Recvd: 06/18/01 15:19 3pgs
Fees:15.00 Taxes:876.90
20010618-0064375

Parcel #: 118/14/79.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book **1130**, Page **21**, in said Register's Office, and except for any **2001 Davidson** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Darwin Hindman, III

J. Elisabeth Hindman

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Darwin Hindman, III and J. Elisabeth Hindman** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **15** day of **June, 2001.**

Notary Public

My commission expires:_____

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 RUTHERFORD COUNTY, TENNESSEE

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Property address: **3605 Rainbow Place**
Nashville, Tennessee 37204

Owner's name: **Nell Ann Carpenter**

and address: **3605 Rainbow Place**
Nashville, Tennessee 37204

Mail tax bills to, (Person or Agency responsible for payment of taxes)
same as property

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010209

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **237,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **15** day of **June, 2001.**

Notary Public

My Commission Expires_____

(FOR RECORDING DATA ONLY)

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 RUTHERFORD COUNTY, TENNESSEE

Exibit "A"

Parcel No: 118/14/79.00

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the north 35 feet front and 30.2 feet rear of Lot No. 25 and the south 54.5 feet front and rear of Lot No. 24 on the Map of Marengo Park, Section "C" of record in Book 1130, page 21 of the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 89.5 feet on the westerly side of Rainbow Road and run back between lines 216.8 feet, more or less, on the northerly line of part of Lot No. 24 and 213.25 feet, more or less, on the southerly line of part of Lot No. 25, to a dead line, on which they measure 84.7 feet.

Being the same property conveyed to Darwin Hindman, III and wife, J. Elisabeth Hindman from Thomas F. Bloom and wife, Elisabeth K. Small by Warranty Deed dated January 15, 1993 and recorded in Book 8844, page 42 of the Register's Office for Davidson County, Tennessee.