File: Box 13
2610

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 12/13/01 13:28 2pgs
Fees:13.00 Taxes:270.10

20011213-0137808

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Kerry Drury 831 Neelys Bend Road Madison, TN 37115	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613	52/6/60

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, WE,

Scott A. Carpenter and wife, Karen A. Carpenter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kerry Drury, KD **married**

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:

Land in Davidson County, Tennessee, being Lot Number 1, on the Plan of Rainbow Terrace, Section 2-B, of record in Plat Book 1835, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Carpenter and wife, Karen A. Carpenter by Deed of record in Book 8034, Page 643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 831 Neelys Bend Road Madison, TN 37115

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 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 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 OUR HANDS THIS 5th day of December, 2001

Scott A. Carpenter

Karen A. Carpenter

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Scott A. Carpenter and wife, Karen A. Carpenter

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

Witness my hand, at office the 5th day of December, 2001

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of December, 2001

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003