THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 11686B

MAP/GROUP/PARCEL:
026-03-0/003.00

NEW OWNER'S NAME AND ADDRESS:
Betty Sue Baker
105 Digby Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 01/18/02 16:01 2pgs
Fees:13.00 Taxes:444.00
20020118-0008093

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Carole D. Carter, and Andy S. Carter, wife and husband, hereinafter called Grantors, do hereby transfer and convey unto Betty Sue Baker, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, Register's Office for said County.

SAID Lot No. 305 fronts 75.00 feet on the northerly margin of Digby Court and extends back 100.00 feet on the westerly line and 100.00 feet on the easterly line to a dead line in the rear, measuring 75.00 feet thereon.

The subject property is improved property commonly known as 105 Digby Court, Goodlettsville, Tennessee.

BEING the same property conveyed to grantor herein by Quitclaim deed of record in Instrument #20020118 0008092, and originally in Book 8434, Page 110, Register's Office for Davidson County, Tennessee.

Andy S. Carter, husband of Carole D. Carter, joins in the conveyance for the purpose of conveying his marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Carole D. Carter

Andy S. Carter

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Carole D. Carter, and Andy S. Carter, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 11th day of January, 2002.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $120,000.00.

AFFIANT

Sworn to and subscribed before me, this the 11th day of January ,2002.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC