Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020252

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven D. Carter and wife, Kathy Carter** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Benjamin N. Farmer** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 27 day of September, 2002.

Steven D. Carter
Steven D. Carter

Kathy Carter
Kathy Carter

Davidson County DEEDWARR
Recvd: 09/30/02 11:42 3pgs
Fees:18.00 Taxes:375.55
20020930-0118501

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Steven D. Carter and wife, Kathy Carter** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 27 day of September, 2002

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $101,500.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of September, 2002.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBERS: 133-11-0-200.00

ADDRESS NEW OWNER:
225 Shawn Drive
Nashville, TN 37211

~~SEND TAX BILLS TO THE SAME ADDRESS~~

SEND TAX BILLS TO
NATIONAL BANK OF COMMERCE,
115 29TH AVE SOUTH
NASHVILLE, TN 37212

Exhibit A

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

Land in Davidson County, Tennessee, Being Lot No. 173 on the Plan of Valley View Meadows, Section 3, of record in Plat Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Steven D. Carter and wife, Kathy Carter by Deed from Rita Daniels and William Daniels, both unmarried, dated 12-21-01 and recorded 1-8-02, in Instrument #20010108-0002496, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Rita Daniels and William Daniels, both unmarried by Deed from David W. McMackin, Trustee, dated 12-20-01 and recorded 1-8-02, said Register's Office. Being the same property conveyed to Odis G. Thacker and wife, Ruth E. Thacker by Deed from Randall Phillips Builders, Inc. of record in Book 4169, page 28, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.