Davidson County DEEDWARR
Recvd: 11/01/02 08:46 3pgs
Fees:18.00 Taxes:518.00
20021101-0133906

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **October, 2002, by and between LEE F. KRAMER, M.D., A WIDOWER, UNMARRIED, hereinafter called Grantor, and GEORGE M. CARPENTER and DEBRA J. CARPENTER, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, LEE F. KRAMER, M.D., A WIDOWER, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto GEORGE M. CARPENTER and DEBRA J. CARPENTER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 321 SHEPHERD DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.
WITNESS the hand and seal of Grantor on the day and year first above written.

Lee F. Kramer M.D
By attorney in fact
Clinton Deweese

LEE F. KRAMER, M.D.
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **25th** day of **October, 2002** before me personally appeared CLESTON DANIELS , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LEE F. KRAMER, M.D. , and acknowledged that he/she executed the same as the free act and deed of said LEE F. KRAMER, M.D. , per Limited Power of Attorney of record in INSTRUMENT _____, recorded immediately prior hereto.

Witness my hand, at office, this **25th** day of **October, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

GEORGE M. CARPENTER and DEBRA J. CARPENTER, HUSBAND AND WIFE

321 SHEPHERD DRIVE
MADISON, TN 37115

Property Address:

321 SHEPHERD DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 34-7, PARCEL 21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$140,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **October, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey dated June 23, 1958, by Cantrell, Connell & Morrison, Engineers, as follows:

Beginning at a concrete monument in the northeasterly margin of Shepherd Hills Drive, at the most southerly corner of Lot No. 55 on Shepherd Hills, Section II, not of record; thence with the line between this lot and Lot No. 55 northeasterly 300 feet to a point; thence south 43 deg. 02 minutes east 193.5 feet to a point; said point being the northeasterly corner of a lot that was conveyed to Hand; thence along Hand's northerly line southwesterly 260 feet, more or less, to the northeasterly margin of Shepherd Hills Drive; thence with the margin of said Drive north 56 deg 5 minutes west 133.3 feet to the point of beginning.

Being the same property conveyed to LEE F. KRAMER, M.D., A WIDOWER, UNMARRIED and HAZEL CHRISTINE KRAMER, TRUSTEES OF THE JOINT REVOCABLE LIVING TRUST, dated August 24, 1999, by Warranty Deed from Lee F. Kramer, M.D., and wife, Hazel Christine Kramer, of record in Book 11640, page 31, Register's Office for DAVIDSON County, Tennessee. Said Warranty Deed inadvertently and incorrectly named Lee F. Kramer, M.D. and Hazel Christine Kramer as Trustees of said Trust when they were actually the Trustors of said Trust. Hazel Christine Kramer subsequently died on 5/9/01 and the remaining Trustor is Lee F. Kramer, M.D. The correct Co-Trustees pursuant to said Trust Agreement are Cleston Daniels, C.P.A. and David Bicknell. Said remaining Trustor, Co-Trustees and all of the three children and successor Co-Trustees of said trust have executed Quitclaim Deeds to Lee F. Kramer, M.D., IN HIS SOLE AND SEPARATE CAPACITY immediately prior hereto, which quitclaim deeds are of record in Instruments No. 20021101-0133900; 20021101-0133901; 20021101-0133902; 20021101-0133903 and 20021101-0133904 said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable.

2. Easement for sanitary sewer and/or storm drainage, of record in Book 5561, page 107, said Register's Office.

3. All matters as set forth on the Plan of Shepherd Hills, Section 2, of record in Plat Book 2900, page 12, said Register's Office.