Davidson County DEEDWARR
Recvd: 12/28/02 12:34 2pgs
Fees:13.00 Taxes:468.05

20021228-0160996

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2002.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2004
|(AFFIX SEAL)

NOTARY PUBLIC
LARGE
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. & Mildred R. Carpenter 233 Charleston Drive Goodlettsville, TN 37072	new owner	Map 18.07 Parcel 113.00

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,

Gregory K. Myers, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Thomas E. Carpenter and wife, Mildred R. Carpenter

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 63 ON THE PLAN OF CHARLESTON SQUARE, SECTION 2, OF RECORD IN BOOK 5200, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GREGORY K. MYERS AND ANN M. MYERS BY DEED FROM MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED NOVEMBER 1, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20021217-0155604, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 133, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the Northern lot line, a 40' minimum building setback line along the western lot line, and a 10' public utility and drainage easement along the North-East lot line.
3) Property is subject to Restrictive Covenants contained in Book 5398, Page 674, and Book 5439, Page 204, Register's Office for Davidson County, Tennessee.
4) Property is subject to a driveway easement of record in Book 9940, Page 841, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This is improved property known as: 233 Charleston Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 19th day of December, 2002.

Gregory K. Myers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gregory K. Myers, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2002.

NOTARY PUBLIC

My Commission Expires:

LORA K. WATTS
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires 2/2/04

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076