This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Ramonia D. Carpenter	Same	Map 82-8
830 Seymour Avenue		Par 93
Nashville, Tennessee 37206		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert L. Hanson and wife, Olive A. Hanson, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to Ramonia D. Carpenter, (the "Grantee"), her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 13 of Block "A" on the Plan of Nashville Trust Company's Subdivision of the A. W. Shryer Property, as of record in Book 843, page 25, Register's Office for said County. Said Lot No. 13 fronts 50 feet on the southerly side of Seymour Avenue and runs back 173 feet 9 inches on the westerly line and 174 feet 6 inches on the easterly line, to a dead line, measuring 50 feet thereon.
>
> Being the same property conveyed to Robert L. Hanson and wife, Olive A. Hanson by deed from Mildred Greene of record in Book 9339, page 149, said Register's Office.
>
> This conveyance is made subject to restrictions filed for record prior to February 15, 1950 in Book 1129, page 254, as amended by instrument of record in Book 113, page 613, and an additional restriction recorded in Book 1133, page 613.
>
> This is improved property known as 830 Seymour Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And we, the Grantors, do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2003.

Davidson County DEEDWARR
Recvd: 02/21/03 08:41 2pgs
Fees:13.00 Taxes:222.00
20030221-0022898

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 13th day of February 2003.

ROBERT L. HANSON

OLIVE A. HANSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Hanson and wife, Olive A. Hanson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me, this 13th day of February 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003