THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00

Affiant

Davidson County DEEDWARR
Recvd: 04/14/03 13:50 2pgs
Fees:13.00 Taxes:847.50

20030414-0049316

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Subscribed and sworn to before me, this 9th day of April, 2003

Notary Public

My Commission Expires: 10/17/05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CRAIG CARPENTER 1820 Primrose Avenue Nashville, Tennessee 37212	AMERICAN MORTGAGE NETWORK, INC., 11625 Rainwater Drive #650 Alpharetta, Georgia 30004	MAP 117-4 PARCEL 335

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100---------- ($ 175,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, DANNY MURPHY, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CRAIG CARPENTER AND STACY SWARTZ, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 12 of Block A on the Map of Belmont Terrace Annex No. 4 of record in Plat Book 974, page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 65.0 feet on the northerly side of Primrose Avenue and runs back between parallel lines 160.2 feet to an alley in the rear.

BEING the same property conveyed to Danny Murphy by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development of Washington, DC, of record as Instrument No. 20030317-0034923 in the Register's Office for Davidson County, Tennessee.

SUSAN MURPHY, spouse of Danny Murphy, joins in this deed for the purpose of conveying and waiving any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1820 Primrose Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9th day of April, 2003.

DANNY MURPHY

SUSAN MURPHY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANNY MURPHY and SUSAN MURPHY, the 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 and official seal this 9th day of April, 2003.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public