#5088

Box 13

File #200350090

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norris E. Kaylor, Jr.	Franklin American Mortgage Co.	Map 74-4-0
(NAME) 904 Ridge West	(NAME) 501 Corporate Centre Dr., Ste 400	Parcel 090.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KYLE CARPENTER AND WIFE, ROBYN CARPENTER**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **NORRIS E. KAYLOR, JR.***, 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:

* unmarried

Land in Davidson County, Tennessee, being all of Lot No. 45, on the Plan of Hermitage Hills, Section 12, as shown by plat appearing of record in Plat Book 4675, Page 125, amended in Book 5432, Page 949, Book 5516, Page 5, Book 5664, Page 348, and Book 5664, Page 350 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kyle Carpenter and wife, Robyn Carpenter by Warranty Deed of record in Book 7652, Page 396, said Register's Office.

This conveyance is subject to the following: Declaration of Covenants Conditions and Restrictions of record in Book 4820, Page 611; Amended in Book 4960, Page 506; Book 4969, Page 667 and, any and all matters as shown on plat of record in Plat Book 4675, Page 125 amended in Book 5432, Page 949, Book 5516, Page 5, Book 5664, Page 348, and Book 5664, Page 350; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 904 Ridge West, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 04/17/03 14:57 2pgs
Fees:13.00 Taxes:395.72

20030417-0051550

Witness our hands this 28th day of February, 2003.

Kyle Carpenter

Robyn Carpenter

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Kyle Carpenter and wife, Robyn Carpenter who is/are known to me 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.

Witness my hand and official seal, this 28th day of February, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076