THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 15446A

MAP/GROUP/PARCEL:
51-3/163.00

NEW OWNER'S NAME AND ADDRESS:
JENNI R. ANDERSON
905 CAYCE DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 05/19/03 09:04 2pgs
Fees:13.00 Taxes:295.63
20030519-0067605

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PHYLLIS C. CARPENTER, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto JENNI R. ANDERSON, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF STRATTON HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is improved property commonly known as 905 Cayce Drive, Madison, Tennessee 37115.

BEING the same property conveyed to Grantor herein by deed of record in Book 11450, Page 227, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Phyllis C. Carpenter

PHYLLIS C. CARPENTER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, PHYLLIS C. CARPENTER, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 9th day of May, 2003.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires October 15, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $79,900.00.

AFFIANT

Sworn to and subscribed before me, this the 9th day of May, 2003.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires October 15, 2003