PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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FILE BOX 43

W & I Ref:(GJ) Title No: 44906
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brooks Sells P.O. Box 150025 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 104-14-C-6

Davidson County DEEDWARR
Recvd: 08/04/03 10:55 2pgs
Fees:13.00 Taxes:540.33
20030804-0109995

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$146,035.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clayton J. Carpenter, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brooks Sells** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 on the plan of Linmar Place Condominiums, shown as Exhibit "C" to the Master Deed, of record in Book 6892, page 724, Register's Office for said County, and to which exhibit reference is hereby made for a more complete description thereof.

Being of same property conveyed to Clayton J. Carpenter by deed from Mary L. Harrington, unmarried of record in Doc. No. 20001013-010-1982, Register's Office for Williamson County, Tennessee.

Laurie Carpenter, spouse of Clayton J. Carpenter joins in conveying any interest she might have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, as setout in Exhibit "C: to the Master Deed and By-Laws with Owner's Certificate, of record in Plat Book 6892, Page 724, said Register's Office, to which exhibit reference is made for a complete description. The provisions of the condominium Master Deed and By-Laws of record in Book 6892, page 724, Book 7213, page 129, Book 7374 page 800, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2709 Linmar Avenue, Unit #6, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2003.

Clayton J. Carpenter

Clayton J Carpenter

Laurie Carpenter

Laurie Carpenter

State of Tennessee

County of Davidson

On this 31st day of July, 2003, before me the undersigned authority, personally appeared Clayton J. Carpenter and Laurie Carpenter , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of Tennessee

County of Davidson

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $146,035.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2003

Notary Public

My Commission Expires: 1/27/07

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.