WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/03 11:49 2pgs
Fees:13.00 Taxes:514.10
20030909-0131405

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,945.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Carbaugh (NAME)	Accredited Home Lending, Inc. (NAME)	Map & Parcel
700 Bluewater Drive (ADDRESS)	P. O. Box 501910 (ADDRESS)	150-02-0-311.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	San Diego, CA 92150 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Erik K. White, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott A. Carbaugh and wife, Andrea L. Carbaugh

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:

Land in Davidson County, Tennessee, being Lot No. 22, Addition of Lots 22 & 23 to Castlegate, Section 5, as shown on survey and plat of same appearing of record in Book 6200, page 570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Erik K. White, by deed March 1, 1994, from George B. Cox, and wife, Dawn R. Cox, as shown of record in Book 9263, page 221, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants as shown of record in Book 6597, page 362, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 700 Bluewater Drive, Nashville, TN 37217
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness my hand this 29th day of August, 2003

Erik K. White

BY: Attorney-in-Fact

Erik K. White

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____

day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
Davidson ss.
COUNTY OF ~~RUTHERFORD~~)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kendred A. White, with whom I am personally acquainted, and to me known to be the person who acknowledged the foregoing instrument on behalf of Erik K. White, and who acknowledged that he executed the same as the free act and deed of the said Erik K. White, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Erik K. White, and appearing of record as Instrument # _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee, on this 29th day of August, 2003.

My Commission Expires:_____

Lynda L. King
Notary Public

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007