THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/12/03 10:12 2pgs
Fees:13.00 Taxes:328.51

20031212-0178291

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Cynthia Welker 507 Charles Drive Madison, Tennessee 37115	Same	042-12-0-049.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maurice F. Carpenter, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Cynthia Welker and Scott F. Carpenter, hereinafter called the Grantees, their heirs and assigns, that 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. 12 on the Plan of the W.W. Gray Subdivision of record in Book 964, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to the Grantor by deed of record in Instrument No. 20001019-0100471, Register's Office for Davidson County, Tennessee.

This is improved property known as: 507 Charles Drive, Madison, Tennessee 37115.

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 I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 10 day of September, 2003.

Maurice F. Carpenter

STATE OF Colorado
COUNTY OF Chaffee

On this the 10th day of Sept, 2003, before me personally appeared Maurice E. Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument and acknowledged that such person executed the same as their free act.

Witness my hand and seal, this 10 day of Sept., 2003.

NOTARY PUBLIC

My Commission Expires: 9/3/07

NIKKI L. BRIGGS NOTARY PUBLIC STATE OF COLORADO

STATE OF
COUNTY OF Chaffee

The actual consideration or value, whichever is greater, for this transfer is $88,786.73.

Affiant

Subscribed and sworn to before me this 10 day of Sept, 2003.

NOTARY PUBLIC

My Commission Expires: 9/3/07

NIKKI L. BRIGGS NOTARY PUBLIC STATE OF COLORADO