ELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
5409 Maryland Way
Suite 105
Brentwood, Tennessee 37027
615/377-9370

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/04 15:30 3pgs
Fees:18.00 Taxes:74.00
20040310-0027815

From: RICHARD CARPENTER and wife RUBY C. CARPENTER

To: TERESA L. FENN

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
TERESA L. FENN UNIT B-17 HARDING PLACE CONDO. NASHVILLE, TN 37211	Union Planters Bank P.O. Box 2282 Memphis, TN 38101-2282	Map 147 Parcel 33

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Twenty Thousand Dollars and 00/100 ($20,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5 day of March, 2004.

Notary Public

My Commission Expires:
11-22-05

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, Richard Carpenter and wife, Ruby C. Carpenter, as Grantors have bargained and sold, and by these presents do transfer and convey unto the said Teresa L. Fenn, a single person, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Unit B-17 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set for in Exhibit A-1 of said Master Deed.
>
> **BEING** the same property conveyed to Richard Carpenter and wife, Ruby C. Carpenter, by deed from G. Philip Anderson, Trustee, of record at Instrument No. 2003-1114-0166394, Register's Office, Davidson County, Tennessee.

This is improved property, known as Unit B-17, Harding Place Condominium, Nashville, Tennessee, 37211.

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 do covenant with the Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 5th day of March, 2004.

Ruby C. Carpenter
by: G. Philip Anderson
RUBY C. CARPENTER
Attorney in Fact

Richard Carpenter
by: G. Philip Anderson
RICHARD CARPENTER Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **RICHARD CARPENTER and wife, RUBY C. CARPENTER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this ____ day of March, 2004.

_____
Notary Public

My Commission Expires:

_____

State of Tennessee
County Of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State G. Philip Anderson, with whom I am personally acquainted and who proved himself to be the attorney in fact of Ruby C. Carpenter and Richard Carpenter and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5 day of March, 2004

_____
Notary Public

My Commission Expires: 11/22/05

