This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kimberly J. Bone
5008 Brewer Court
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
National Bank of Commerce
One Commerce Square
Memphis, Tennessee 38150

Davidson County DEEDWARR
Recvd: 04/07/04 15:22 2pgs
Fees:13.00 Taxes:468.05
20040407-0039836

MAP	161
GROUP	3
PARCEL	17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James A. Carpenter and wife, Frances G. Carpenter** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Kimberly J. Bone, unmarried**, hereinafter called the "GRANTEE", 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. 9 on the Plan of Wilkerson Height, of record in Plat Book 2900, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James A. Carpenter and wife, Laura M. Carpenter by deed from James R. Rucker and wife, Marie D. Rucker of record in Book 4135, page 912, Register's Office for Davidson County, Tennessee; by Final Decree of Divorce of record in Book 5094, page 743, said Register's Office, title was divested out of Laura M. Carpenter and divested into James A. Carpenter; by deed of record in Book 5113, page 18, James A. Carpenter conveyed a one-half undivided interest in Frances Gibson Carpenter. Frances Gibson Carpenter and Frances G. Carpenter is one and the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 5008 Brewer Court, 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 "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 26th day of March, 2004.

James A. Carpenter

James A. Carpenter

Frances G. Carpenter

Frances G. Carpenter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James A. Carpenter and wife, Frances G. Carpenter**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO TENN

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $126,500.00.

Kimberly J Bone

AFFIANT

Subscribed and sworn to before me on this 26th day of March, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO TENN

My Commission Expires: 1/29/2006