THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17937B

Davidson County DEEDWARR
Recvd: 04/27/04 11:11 3pgs
Fees:18.00 Taxes:592.00
20040427-0047541

MAP/GROUP/PARCEL:
034-02-O/041.00

NEW OWNER'S NAME AND ADDRESS:
JAMES H. & JUDY R. CARMACK
103 LAND'S END
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **EARLYNN M. DAVIS-ELDRIDGE, A MARRIED WOMAN**, hereinafter called Grantor, do hereby transfer and convey unto **JAMES H. CARMACK AND JUDY R. CARMACK, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The subject property is improved property commonly known as 113 Cude Lane, Madison, Tennessee 37115.

BEING the same property conveyed to Earlynn M. Davis-Eldridge herein by deed of record in Book 8138, Page 555, Register's Office for Davidson County, Tennessee.

GRANTOR NOR ANY MEMBER OF HER IMMEDIATE FAMILY HAVE OCCUPIED THE HEREIN DESCRIBED PROPERTY AS HOMSTEAD.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Earlynn M. Davis-Eldridge
EARLYNN M. DAVIS-ELDRIDGE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, EARLYNN M. DAVIS-ELDRIDGE, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 14th day of April, 2004.

NOTARY PUBLIC

4-2004

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN. My Commission Expires April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $160,000.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of April, 2004.

NOTARY PUBLIC

4-2004

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN. My Commission Expires April 20, 2004

EXHIBIT A

BEING Lot No. 6 on the S.S. Koellein Plan, not of record, described according to a survey made by Cantrell, Connell and Morrison Engineers, August 1955 as follows:

BEGINNING on the northeasterly margin of Cude Lane, at a point south 45 degrees 39 eat 100 feet from the most southerly corner of the property conveyed to Old Hickory Construction Company, Inc., by deed form S.S. Koellein and wife, in Book 2487, page 91, Register's Office being the corner of Lots 5 and 6 on said unrecorded plan; thence with the with the line between said two lots north 44 21' east 210.6 feet to the southwesterly line of lot 5 on the Plan of Shepherd Hills, Section 1, in Book 2331, Page 46, Register's Office; thence with the southwesterly line of Lots 6 and 7 on said unrecorded plan; thence with the line between said two lots, south 44 21' west 211.6 feet to the northeasterly margin of Cude Lane; thence with said Lane, north 45 39' west 150 feet to the beginning.