Return To:
First Title & Escrow
File Box 9B
#22629

PREPARED BY (AS NOTED BELOW):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/21/04 08:21 2pgs
Fees:13.00 Taxes:1524.40
20040521-0059713

W & I Ref:(_____) Title No: 45477
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vera M. Kutzinski F. David T. Arens 565 Harpeth Trace Drive Nashville, Tennessee 37221	AmSouth Bank 2050 Parkway Office Circle, North Bldg., 2nd Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 143-02-A-058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$412,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph L. Carpenter Jr and wife, Martha Brown Carpenter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vera M. Kutzinski and spouse, F. David T. Arens** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Harpeth Trace Estates, Phase Three of record in Book 5200, Page 751, 752 and 753 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph L. Carpenter, Jr., and wife, Martha R. Brown by deed from John R. Beesley, III and wife, Kathryn Beesly of record in Book 6909, Page 33, said Register's Office. The said Martha R. Brown is also known as Martha R. Brown Carpenter.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 751, 752 and 753, said Register's Office, which Plan shows a 20 foot minimum building setback line from Harpeth Trace Drive (private) together with a designated building site, and 20 foot easement for public utility and drainage purposes along the rear line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357, Book 5182, page 769, Book 5178 page 138, Book 5120, page 918, corrected in Book 5182, page 767, Book 6274, page 148, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 565 Harpeth Trace Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2004.

Joseph L. Carpenter Jr

Martha Brown Carpenter

State of TENNNESSEE
County of DAVIDSON

On this 14th day of May, 2004 , before me the undersigned authority, personally appeared Joseph L. Carpenter Jr Martha Brown Carpenter , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

My Commission Expires: _____

Notary

State of TENNNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $412,000.00

Affiant

Sworn and subscribed before me this the 14th day of May, 2004

Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.