This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
David E. Flitman, et ux
4045 Brandywine Pointe Boulevard
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wells Fargo Bank, N. A.
P.O. Box 8137
Des Monies, Iowa 50306-5137

MAP **064-03-0A**
GROUP
PARCEL **5.00CO**

Davidson County DEEDWARR
Recvd: 05/28/04 08:41 3pgs
Fees:18.00 Taxes:1700.15
20040528-0062829

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William James Carter, married** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **David E. Flitman and wife, Cynthia L. Flitman**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 70 of Brandywine Pointe Subdivision, Phase One, Section 1, of record in Book 7900, page 164, and revised in Book 7900, page 171, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
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> Being the same property conveyed to William James Carter, married by deed from Thomas V. Tyree and Jackie V. Tryee dated January 10, 1992, of record in Book 8526, page 597, Register's Office for Davidson County, Tennessee. Donna Carter wife of James William Carter, joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 4045 Brandywine Pointe Boulevard, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2004, a lien not yet due and payable. Map 064-03-0A, Parcel 5.00CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 8120, page 170; Book 8120, page 188; Book 9397, page 824; and Book 9485, page 885, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 164 and revised in Plat Book 7900, page 171, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantor does covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25th day of May, 2004.

William James Carter

Donna Carter

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William James Carter and wife, Donna Carter** 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 at office this 25th day of May, 2004.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $459,500.00.

David E. Flatman
AFFIANT

Subscribed and sworn to before me on this 25th day of May, 2004.

Patricia M. Gwin
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE