This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

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Davidson County DEEDWARR
Recvd: 06/18/04 15:02 6pgs
Fees:33.00 Taxes:1036.00
20040618-0072659

ADDRESS NEW OWNER:
Eric L. Raefsky
Victoria A. Heil
6130 S. Mt. Juliet Rd.
Hermitage, TN 37076

SEND TAX BILL TO:
Owner

MAP **138**
PARCEL **26**

MORTGAGEE:

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, **Heirs of Mamie L. Carter Clemmons, Curtis W. Carter, a married man, Warren Lee Carter, a married man, LaUna Carter Ewin, a single woman, Marsha Carter Thompson, a single woman, Marcus D. Carter a single man, and Anita Carter Payne, a married woman,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does transfer and convey unto **Eric L. Raefsky and Victoria A. Heil, husband and wife,** 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Being the same property conveyed to Marshall B. Carter and wife Mamie L. Carter by Deed of record in Book 84, Page 272, Register's Office for Davidson County, Tennessee. Marshall B. Carter having died 02-21-1961, subject property is vested in Mamie L. Carter as surviving tenant by the entirety. Mamie L. Carter having then married Joe Duke Clemmons who predeceased her. Mamie L. Carter having died 11/25/2002, property vests in the Heirs of Mamie Louise Clemmons, Mamie L. Carter and Mamie Louise Carter Clemmons. per affidavit, recorded on instrument # _____ and # _____.
This is unimproved property known as 1 Couchville Pike, Hermitage, Tennessee 37076.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
*20040618-0072657 +20040618-0072658
All Heirs are joined by their spouses for the purpose of conveyance only.

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", it successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" 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 "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 15 day of May, 2004.

Curtis W. Carter

Curtis W. Carter

Norma J. Carter

Norma J. Carter

Warren Lee Carter

Warren Lee Carter

Peggy Elaine Carter

Peggy Elaine Carter

LaUna Carter Ewin

LaUna Carter Ewin

Marsha Carter Thompson

Marsha Carter Thompson

Marcus D. Carter

Marcus D. Carter

Anita Carter Payne

Anita Carter Payne

Mose E. Payne

Mose E. Payne

STATE OF California
COUNTY OF Riverside

Personally appeared before me, the undersigned Notary Public in and for said County and State, Curtis W. Carter, a married man, the bargainor, with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12 day of May,2004.

NOTARY PUBLIC

My Commission Expires :

KARINA LOERA
COMM. #1288450
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires Dec. 24, 2004

STATE OF Arizona
COUNTY OF Mohave

Personally appeared before me, the undersigned Notary Public in and for said County and State, Norma J. Carter, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15 day of May,2004.

NOTARY PUBLIC

My Commission Expires : 8-27-07

TERRENCE S. LEEK II
Notary Public State of Arizona
YAVAPAI COUNTY
My Commission Expires
August 27, 2007

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Warren Lee Carter, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27 day of May, 2004.

NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission Expires :

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Peggy Elaine Carter, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27 day of May, 2004.

NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO TENN.

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, LaUna Carter Ewin, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27 day of May, 2004.

NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission Expires :

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Marsha Carter Thompson, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

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

NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission Expires: 2-24-08

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Marcus D. Carter, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20 day of May,2004.

Kathleen A. Tomlinson

NOTARY PUBLIC

KATHLEEN A. TOMLINSON * NOTARY PUBLIC AT LARGE * WILSON CO. TENN.

My Commission Expires :

STATE OF Ohio

COUNTY OF Cuyahoga

Personally appeared before me, the undersigned Notary Public in and for said County and State, Anita Carter Payne, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of May,2004.

Charlene L. Tracey

NOTARY PUBLIC

STATE OF Ohio

COUNTY OF Cuyahoga

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mose E. Payne, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of May,2004.

Charlene L. Tracey

NOTARY PUBLIC

My Commission Expires :

2-17-2008

NOTARY PUBLIC * STATE OF OHIO

CHARLENE L. TRACEY
Notary Public, State of Ohio
My Commission Expires 02-17-2003

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $280,000.00.

Victoria A. Hess

Affiant

Subscribed and sworn to before me on this 20 day of May, 2004.

Kathleen A. Tomlinson

Kathleen A. Tomlinson
NOTARY PUBLIC

KATHLEEN A. TOMLINSON * NOTARY PUBLIC AT LARGE * WILSON CO. TENN

My Commission Expires: 2-24-08

EXHIBIT "A"

LEGAL DESCRIPTION

MAY 12, 2004

PROPERTY OF MARSHALL B. CARTER AND WIFE, MAMIE L. CARTER
4th Civil District, Davidson County, TN, Being Shown on
Davidson County Property Map 138, Parcel 026, (Property
Also Lies Partially In Wilson County and Rutherford County)

Beginning at an iron rod on the east line of property of Eric Raefsky and Victoria A. Heil, Deed Book 11135, Page 955, said point being the northwesterly corner of subject tract and the southwesterly corner of the Vernon Whitt property, Deed Book 909, Page 610;

Thence with the Whitt property, South 79°-51'-10" East, 401.07 Feet to an iron rod;

Thence South 82°-00'-54" East, 417.47 Feet to an iron rod;

Thence North 59°-48'-37" East, 18.62 Feet to a point;

Thence South 81°-12'-05" East, 107.25 Feet to an iron rod;

Thence with property of Ralph Cook, Deed Book 909, Page 604, South 80°-02'-30" East, 152.40 Feet to an iron rod;

Thence South 80°-54'-46" East, 494.05 Feet to an iron rod;

Thence South 79°-21'-34" East, 361.85 Feet to an iron rod;

Thence with property of Zimmerman Family Partnership, Deed Book 448, Page 135, South 30°-39'-56" East, 24.47 Feet to an iron rod;

Thence South 9°-47'-47" West, 399.89 Feet to and iron rod;

Thence South 10°-14'-13" West, 337.32 Feet to an iron rod;

Thence with property of Greg Hutchinson, Deed Book 20030709, Page 94615, North 86°-11'-24" West, 322.84 Feet to a post;

Thence North 87°-57'-52" West, 189.99 Feet to an iron rod;

Thence North 85°-50'-44" West, 225.76 Feet to an iron rod;

Thence North 87°-41'-43" West, 326.55 Feet to a post;

PROPERTY OF MARSHALL B. CARTER AND WIFE, MAMIE L. CARTER

Thence North 86°-15'-31" West, 176.36 Feet to a 20 inch Cedar;

Thence South 85°-08'-06" West, 146.81 Feet to an iron rod;

Thence North 55°-33'-22" West, 11.93 Feet to an iron rod;

Thence North 19°-36'-19" West, 9.15 Feet to post of old gate;

Thence North 8°-45'-12" East, 45.63 Feet to an iron rod;

Thence North 85°-02'-19" West, 550.06 Feet to an iron rod;

Thence North 85°-02'-19" West, 18.76 Feet to a point;

Thence with property of Robert Beckham, Deed Book 5680, Page 529, North 9°-41'-26" East, 230.69 Feet to an iron rod;

Thence with property of Robert Smith, Deed Book 5680, Page 748, North 9°-41'-26" East, 257.44 Feet to an iron rod;

Thence with property of Ronnie Richards, Deed Book 5778, Page 800, North 9°-35'-08" East, 300.28 Feet to an iron rod;

Thence with property of Eric Raefsky and Victoria A. Heil, Deed Book 11135, Page 955, North 9°-11'-21" East, 111.73 Feet to the point of beginning,

AND CONTAINING 38.10 ACRES, MORE OR LESS.