WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/04 13:37 3pgs
Fees:18.00 Taxes:684.13

20040802-0092193

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Carpenter (NAME)	Franklin American Mortgage (NAME)	MAP 032-00
1426 Campbell Road (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	PARCEL 148
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert T. Reed and wife, Deborah G. Reed and Estelle Ragan Camp, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Carpenter and wife, Sara N. Carpenter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED in the 10th Civil District of Davidson County, Tennessee, and described as shown on survey attached, hereto:

BEGINNING at a point in the northerly margin of Campbell Road, said point being the southwest corner of herein described property; thence leaving said road margin, North 13 deg. 16' 01" East 634.50 feet; thence South 61 deg. 18' 59" East 300 feet; thence North 13 deg. 16' 01" East 190.00 feet; thence South 61 deg. 18' 59" East 174.77 feet; thence South 60 deg. West 222.03 feet; thence South 86 deg. 41' 20" West 182.56 feet; thence South 02 deg. 11' 06" West 566.51 feet to a point in the northerly margin of Campbell Road; thence along said road margin, North 61 deg. 39' 34" West 238.12 feet to the point of beginning.

ALSO CONVEYED herein is a 20 foot wide ingress and egress easement along an existing road bed joining this property on the east side and being described as follows:

BEGINNING at a point in the northerly margin of road; thence North 02 deg. 11' 06" East 566.51 feet; thence North 86 deg. 41' 20" East 182.56 feet; thence North 60 deg. East 222.03 feet; thence in an easterly direction 20 feet; thence South 60 deg. West 222.03 feet; thence South 86 deg. 41' 20" West 182.56 feet;

CONTINUED

unimproved ( )
This is improved (X) property, known as 1426 Campbell Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Wherever 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 hand s this 20th day of July, 2004

Robert T. Reed

Deborah G. Reed

Estelle Ragan Camp

By: Billy W. Green, Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Reed and wife, Deborah G. Reed

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of July, 2004.

Commission expires _____

Notary Public

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared Billy W. Green, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Estelle Ragan Camp, as her attorney in fact, being authorized so to do, and acknowledged that he executed the same as the free act and deed of the said Estelle Ragan Camp.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of July, 2004.

Notary Public

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 22, 2007

LEGAL DESCRIPTION CONTINUATION

thence South 02 deg. 11' 06" West 566.51 feet to a point in the northerly margin of Campbell Road; thence west along said road margin to point of beginning.

BEING the same property conveyed to Robert T. Reed and wife, Deborah G. Reed by Quitclaim Deed dated May 30, 1989, from Estelle Ragan Camp, of record in Book 7854, page 419, Register's Office for Davidson County, TN. The said Estelle Ragan Camp having retained a Life Estate in said property.

Billy W. Camp executes this Instrument on behalf of Estelle Ragan Camp pursuant to Specific Power of Attorney of record by Instrument No. 20040802-0092192, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.