Davidson County DEEDWARR
Recvd: 08/12/04 14:35 2pgs
Fees:13.00 Taxes:466.20
20040812-0097641

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
David L. Carter
3434 Westbrook Drive
Murfreesboro, TN 37130

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 149-9
PARCEL 16.00
2DU-15208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Erin A. Potts, unmarried, and Bruce Larry Roberts and wife, Laura Sue Roberts hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David L. Carter, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 4, on the Plan of Debra Heights, Section Three, of record in Plat Book 4175, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Erin A. Potts, unmarried, and Bruce Larry Roberts and wife, Laura Sue Roberts, by deed from Joe V. Dobbs and wife, Buena M. Dobbs of record in Book 5639, Page 435, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4206, Page 805, and such easements and setback lines of record in Plat Book 4175, Page 6, said Register's Office.

Taxes for 2004 have been pro-rated and assumed by Grantee.

This is improved property known as 733 Richards Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David L. Carter, his heirs and assigns, forever; and we, Erin A. Potts and Bruce Larry Roberts and wife, Laura Sue Roberts, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 6th day of August, 2004.

Erin A. Potts

Bruce Larry Roberts

Laura Sue Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Erin A. Potts, Bruce Larry Roberts and Laura Sue Roberts, 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 Nashville, Tennessee, this the 6th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 126,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/08