Prepared by:
Realty Title & Escrow Company, Inc.
383 [illegible] Suite 140
Hendersonville, TN 37075

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

05-0407-61729

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $118,500.00

Affiant

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

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
David Carter 215 Ensley Avenue Old Hickory TN 37138	OWNER	44-05-0-116

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ivy Sian-Kreuzer and Paul Kreuzer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David L. Carter and Andrew K. Carter, as tenants in common with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the plan of Rayon City of record in Plat Book 843, Page 13, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ivy Sian-Kreuzer and Paul Kreuzer by deed from Michael D. Hughey and wife, Tina Hughey, dated 9/17/02, recorded 10/31/02, of record in Instrument No. 20021031-0133614, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 215 Ensley Avenue, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 08/30/04 08:38 2pgs
Fees:13.00 Taxes:438.45

20040830-0104190

WITNESS my hand this 25th day of August, 2004.

Ivy Sian-Kreuzer
By: Otto Kreuzer Attorney-in-Fact
Otto Kreuzer, Attorney-in-Fact

Paul Kreuzer
By: Otto Kreuzer Attorney-in-Fact
Otto Kreuzer, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Otto Kreuzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Ivy Sian-Kreuzer and Paul Kreuzer and that he/she is authorized by Ivy Sian-Kreuzer and Paul Kreuzer to execute this instrument on his/her behalf.

Witness my hand in Hendersonville, TN, this 25th day of August, 2004.

State of Tennessee at Large

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006