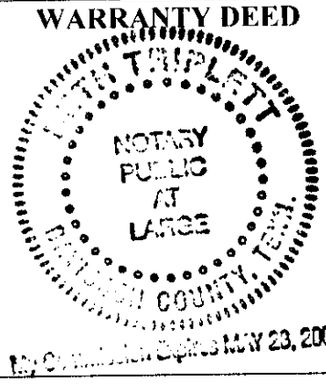
Box 13 #85097

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Carter | Mortgage Resources, Inc. | 51-8-201 |
| 3438 Westbrook Dr. ~~324 East Webster Street~~ (NAME) | 404 BNA Dr. Ste. 400 (NAME) | |
| Murfreesboro TN 37130 ~~Madison, TN 37115~~ (ADDRESS) | Nashville, TN 37217 (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (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, James A. Peplinski and wife, Mary Peplinski and William Dean Mohr, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Carter, unmarried and Andrew K. Carter unmarried, 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:

Being Lot No.6 on the Plan of the Resubdivision of part of Lot 4 on the Plan of Montague Subdivision, as of record in Book 5190, Page 503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James A. Peplinski and wife, Mary Peplinski and William Dean Mohr, unmarried, by deed of record in Book 9275, Page 149, and instrument no. 20011008-0109395 Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James A. Peplinski and wife, Mary Peplinski and William Dean Mohr, unmarried by Randy Johnson as their Attorney In Fact pursuant to recorded Power of Attorney of record in instrument no. 20040917-0112346, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 324 East Webster Street, Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 09/17/04 14:35 2pgs
Fees:13.00 Taxes:513.56
20040917-0112347

Witness our hands this 31st day of August, 2004.

William Dean Mohr By Randy Johnson his atty in fact
William Dean Mohr

James A. Peplinski By Randy Johnson his atty in fact
James A. Peplinski

Mary Peplinski by Randy Johnson her atty in fact
Mary Peplinski

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of August, 2004, before me personally appeared Randy Johnson, the person who executed the foregoing instrument on behalf of James A. Peplinski and Mary Peplinski and William Dean Mohr, and who acknowledged that he executed the same as the free act and deed of the said James A. Peplinski and Mary Peplinski and William Dean Mohr, through Power of Attorney granted him by the said James A. Peplinski and Mary Peplinski and William Dean Mohr.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006