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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/24/04 14:48 2pgs
Fees:13.00 Taxes:268.25
20040924-0115698

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $72,500.00

Jason L. Carpenter
Affiant

Subscribed and sworn to before me, this 3rd day of September, 2004.

Notary Public
My commission expires: 03/14/05

03-0408-32151

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason L. Carpenter	New Owner	96-7-A 23.00CO
334 Stewart's Ferry		
Nashville TN 37214		

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, Robert M. Duck, Executor under the Last Will and Testament of Deborah Kilpatrick, deceased, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Jason L. Carpenter, hereinafter called the Grantee, his 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 Unit No. 2, on the Plan of Bianca Square of record in Book 5800, Page 101, amended in Book 5200, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah S. Kilpatrick, a single person, by deed from Harbor Federal Savings and Loan Association, of record in Book 7136, Page 413, Register's Office for Davidson County, Tennessee. Deborah S. Kilpatrick having since died. By will of record in Davidson County Probate Court, Docket No. 04P-672, Deborah S. Kilpatrick directed and authorized subject property to be sold and/or mortgaged by Executor, Robert M. Duck, without petitioning the Court for approval.

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 334 Stewart's Ferry, Nashville, TN 37214

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.

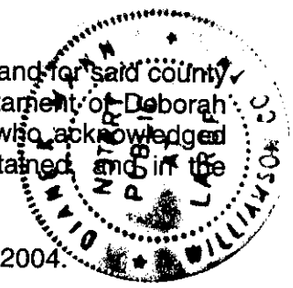
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3rd day of September, 2004.

Robert M. Duck, Executor under the Last Will
and Testament of Deborah Kilpatrick, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert M. Duck, Executor under the Last Will and Testament of Deborah Kilpatrick, deceased, with whom I am personally acquainted, and who acknowledged they executed he within instrument for the purposes therein contained, and in the capacity thereof.



Witness my hand in Nashville, TN, this 3rd day of September, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05