This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 10/01/04 15:32 2pgs
Fees:13.00 Taxes:497.01
20041001-0118818

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of September, 2004, by and between Ernesto Carignan, a married man, party of the first part, and Donna Carter, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 228, Block 4, on the Map of Cumberland Terrace, Part 1 of record in Plat Book 1424, Page 49, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ernesto Carignan, herein by Warranty Deed dated January 31, 1995 filed for record February 2, 1995 in Book 9587, Page 83, in the Register's Office of Davidson County, Tennessee.

Laura Carignan, wife of Ernesto Carignan, joins in this instrument for the purpose of conveying such marital interest, if any, that she may have in and to said property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2004 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 1424, Page 49, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ernesto Carignan

Laura Carignan

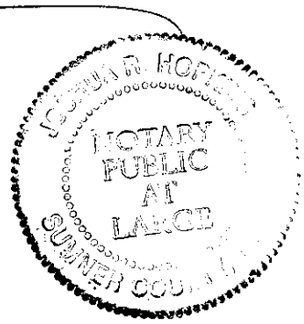
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Ernesto Carignan and Laura Carignan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-06



Property Owner & Address : Donna Carter
228 Martingale Dr.
Old Hickory, TN 37138

Tax Parcel No.: 044-14-0-012.00

Property Address: 228 Martingale Drive
Old Hickory, TN 37138

MAIL TAX BILLS TO: Donna Carter
228 Martingale Dr.
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $134,326.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Donna Carter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-06

