Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/09/04 15:27 2pgs
Fees:13.00 Taxes:510.60

20041109-0135326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October 2004.

Notary Public
My commission expires:

SANDY MEYER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:
Melvin Lee Phipps, II
517 Eversholt Court
Antioch TN 37013

Send Tax Bills to:
CHASE MANHATTAN MORTGAGE CORPORATION
PO BOX 47020
DORAVILLE, GA 30362

Tax Information
149-

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert M. Carpenter, III and wife Cynthia L. Carpenter hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Melvin Lee Phipps II, an unmarried person, and Amanda Dyer, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 311, on the Plan of Piccadilly Square, Phase III, as shown on plat of record in Plat Book 6250, page 892, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert M. Carpenter, III and wife, Cynthia L. Carpenter by Deed of record in Book 7784, Page 851, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) All matters shown on Plat recorded in Book 6250, page 892. 3) Stormwater Detention Agreement of record in Book 6782, page 518. 4) Amendment of Articles of Incorporation of record in Book 6295, page 548; Book 6295, page 556; Book 6295,page 564 and Book 6300, page 423. 5) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6236, page 680-733, amended in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409; re-recorded in Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184 and Book 6518, page 190, and in any allied instrument(s) referred to in said restrictions. 6) By-Laws of Piccadilly Square of record in Book 6295, page 572; Book 6295, page 580; Book 6295, page 588 and Book 6300, page 431. 7) Deed of Correction to Piccadilly Square Homeowner's Association Book 6295, page 503. 8) Easement(s) of record in Book 6186, page 238; Book 6251, page 616 and Book 6298, page 491 in the said Register's Office. 9) Easement (s) to Metropolitan Government of Nashville and Davidson County Dept of Water and Sewage, as set forth in instrument recorded in Book 6530, page 819 and Book 6530, page 832. 10) .Document Clarification of record in Book 6830, page 739. 11) Graveyard of record in Book 854, page 73.

This property is improved property known as 517 Eversholt Court, Antioch, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of October, 2004.

Robert M. Carpenter, III

Cynthia L. Carpenter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Carpenter, III and Cynthia L. Carpenter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of October, 2004.

Notary Public

My Commission expires: 4/2/07

FILE NO: 04632

AMY GROSS NANCE
NOTARY PUBLIC AT