WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 286,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH
22nd DAY OF October, 2004

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 7-24-07
(AFFIX SEAL)

SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie R. Koglin (NAME)	1ST TRUST BANK FOR SAVINGS (NAME)	MAP 012-00
1975 Baker Road (ADDRESS)	P. O. BOX 17257 (ADDRESS)	PARCEL 100
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Ronald Lee Carpenter and wife, Anna M. Carpenter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie R. Koglin and husband, Craig D. Koglin

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:

LAND in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Baker Road, which point is 512 feet East of the Southeast corner of a tract of land owned by Jeffery A. Stromatt et ux by deed of record in Book 6544, Page 579, Register's Office for said County; thence along the Northerly margin of Baker Road, North 53 deg. 22 min. 35" West 412 feet to a point; thence leaving the Northerly margin of Baker road, North 26 derees 54' 25" East 532 feet to a point; thence South 60 degrees 22' 48" East 400 feet to a point; thence South 26 degrees 54' 25" West feet to the point of beginning, containing 5.12 acres more or less.

BEING a part of the same property conveyed to Ronald Lee Carpenter, and wife, Sue C. Carpenter, by deed from Continental Land Group, a Tennessee corporation, of record in Book 6581, page 580, Register's Office for Davidson County, Tennessee. By Final Decree dated May 2nd, 1989 property was divested from Sue C. Carpenter and vested to Ronald C. Carpenter, as of record in Book 7881, page 75, Register's Office for Davidson County, TN

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS that parcel of land conveyed to Steve Gray, August 23, 2004, of record at

CONTINUED

unimproved ( )
This is improved (X) property, known as 1975 Baker Road, Goodlettsville, TN 37072
(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.

Witness our hand s this 22nd day of October, 2004

Ronald Lee Carpenter

Anna M. Carpenter

Davidson County DEEDWARR
Recvd: 11/10/04 14:49 3pgs
Fees:18.00 Taxes:1061.53

20041110-0135690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Lee Carpenter and wife, Anna M. 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 Goodlettsville, Tennessee, this 22nd day of October 2004.

Commission expires _____

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

My Commission Expires SEPT. 22, 2007

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Instrument No. 20040826-0103431, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an existing concrete monument in the northerly margin of Baker Road, said monument being the most southwest corner of ronald Lee Carpenter in Deed Book 7881, page 75, R.O.D.C., TN; thence, now leaving said margin with said Carpenter's original west line N 26 deg. 54' 25" West, 532.08 feet to an existing concrete monument; thence with a new line S 28 deg. 09' 40" East, 534.85 feet to a set iron pin in the margin of said Baker road; thence with said margin S 75 deg. 46' 46" West, 12.00 feet to the point of beginning, containing 0.072 acre, more or less.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Anna M. Carpenter joins in this conveyance for the purpose of conveying all right, title and interest, in and to said property marital or otherwise