#9014 Box 13

File #200480263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00.

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2004.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1/29/2005

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge A. Tabora	GMAC Mortgage Corporation	Map: 52-5-277.00
(NAME)	(NAME)	
428 KC Court	100 Witmer Road	Parcel:
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Horsham PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **GEORGE M. CARPENTER, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JORGE A. TABORA, 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:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Final Plat, Resubdivision of Lots 4-8 on the Plat of Section 2 of The Resubdivison of the Reserve Parcel, Montague Subdivision, as shown by plat appearing of record in Plat Book 9700, Page 372, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to George M. Carpenter, unmarried by Warranty Deed dated March 18, 1998 of record in Book 10847, Page 402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Water Line Easement of record in Book 6081, Page 351; Easements of record in Book 3345, Page 218 and in Book 8680, Page 701; Deed of Conveyance of record in Book 8855, page 509; Right-of-Way Agreement of record in Book 8654, Page 833; all matters shown on plat of record in Plat Book 9700, Page 372; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 428 KC Court, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 3rd day of December, 2004.

George M. Carpenter

Davidson County DEEDWARR
Recvd: 12/14/04 12:59 2pgs
Fees:13.00 Taxes:369.63

20041214-0148522

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared George M. Carpenter, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of November, 2004.

Kimberly A. Baez

Notary Public

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066