Davidson County DEEDWARR
Recvd: 01/11/05 14:36 2 pgs
Fees:13.00 Taxes:222.00

20050111-0004179

WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 23, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Mary Strickland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF January 2005

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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
Stupka, Inc. (NAME)	Same As New Owners (NAME)	MAP 026-01-0
105 Crosspointe (ADDRESS)	(ADDRESS)	PARCEL 085.00
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(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~~, Estate of Daffomae K. Carpenter, Deceased, Barbara J. Stephens and James P. Carpenter, as her only heirs at law, and as Personal Representatives of the Estate of** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stupka, Inc.

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 Lot No. 22 on the Plan showing subdivision of part of W.B. Myers Home Place, at Goodlettsville, Tennessee, in Davidson County, as of record in Book 547, page 41, Register's Office for said County.

SAID Lot No. 22 fronts 75 feet on the northerly side of Long Hollow Turnpike, and runs back between parallel lines, with the westerly margin of Church Street, 150 feet to an alley.

BEING the same property conveyed to Charles H. Carpenter, Jr., and wife, Daffomae K. Carpenter, by Warranty Deed from Clay Morris Peeples and wife, Eugenia H. Peeples, of record in Book 4461, page 254, Register's Office for Davidson County, Tennessee. Charles H. Carpenter, Jr., having predeceased Daffomae K. Carpenter, whom has since died intestate, April 28, 2004, leaving as her only heirs-at-law, Barbara J. Stephens, and James P. Carpenter, as pursuant to ORDER of Probate and Juvenile Court of Dickson County, Tennessee, Docket No. 06-04-052P, Book 5, pages 46 - 49, said Probate Office.

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

**Daffomae K. Carpenter, Deceased

unimproved ( )
This is improved (X) property, known as 122 East Cedar Street, 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 my hand this 10th day of January, 2005

ESTATE OF DAFFOMAE K. CARPENTER, DECEASED

Barbara J Stephens
Barbara J. Stephens, Personal Rep.

Barbara J Stephens
Barbara J. Stephens, Individually

James P. Carpenter
James P. Carpenter, Personal Rep.

James P. Carpenter
James P. Carpenter, Individually

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 Barbara J. Stephens, and James P. Carpenter, Individually and as Personal Representatives of the Estate of Daffomae K. Carpenter, Deceased,

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 10th day of January 2005.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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 NOV 25, 2008

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

My commission expires _____

Notary Public