THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/18/05 09:10 2 pgs
Fees:13.00 Taxes:440.30
20050118-0005647

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Jessica Shannon Carter 5732 Stone Brook Drive, Unit 5732 Brentwood, TN 37027	NEW OWNER	160-14-0-D-17.00 CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Shannon Carter
Affiant

C. LEIGH WIGGINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 28th day of December, 2004

C. Leigh Wigginton
Notary Public
My Commission Expires: 2/17/08

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nakia M. McFarland, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Jessica Shannon Carter**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Brentwood, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennesee known as Unit No. 5732, in Brentwood Trace Condominiums, Section Two, A Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Page 376 and 377, Register's Office for Davidson County, Tennesse and described in a Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Nakia Michelle McFarland, unmarried, to Ira Kneeland Hibbett, Jr. and wife Joanne A. Hibbett, dated 04/30/01 of record in Instrument No. 20010425-0040768, Register's Office of Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2005 and following, a lien not yet due and payable. (Map #160-14-0-D-17.00 CO) All matters as set forth per Plat of record in Book 5200, page 376 and 377 Register's Office for Davidson County. MASTER DEED and BY-LAWS of record in Book 5818, Page 915 and amended in Book 5868 and Page 70, Register's Office of Davidson County

THIS IS **IMPROVED** PROPERTY KNOWN AS 5732 Stone Brook Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the

title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 29th day of December, 2004

Nakia M. McFarland

Nakia M. McFarland

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Nakia M. McFarland, unmarried and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 29th day of December, 2004.

C. Leigh Wiggington

Notary Public

My Commission Expires: 2/17/08

(SEAL)

