Davidson County DEEDWARR
Recvd: 02/11/05 09:38 2 pgs
Fees:13.00 Taxes:832.50
20050211-0015860

P/O MAP 115-08-0; PARCEL 068.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
Carpenter Construction, Inc.
P. O. Box 158150
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JOAN HAGER DAVIS fka JOAN HAGER, Grantor(s), have bargained and sold and by these presents do transfer and convey unto CARPENTER CONSTRUCTION, INC., Grantee, its successors and assigns, the property located in Davidson County, Tennessee being described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the final plat of the Resubdivision of Lot No. 8, plan of West Meade Village, Section C-1, Book 2331, page 25, R.O.D.C., TN and a small adjacent tract of land of record at Instrument No. 20041220-0151209, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to Auborn Hager and wife, Joan Hager by Warranty Deed of Patterson & Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox, of record in Book 4192, page 322, as rerecorded in Book 4198, page 605, Register's Office of Davidson County, Tennessee. Auborn Hager died January 27, 1998 and the subject property vested in Joan Hager by operation of law as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: Subject to matters shown on the plan of West Meade Village, Sections C-1 & C-2, of record in Book 2331, page 25, Register's Office of Davidson County, Tennessee; Subject to matters shown on the final plat of the Resubdivision of Lot No. 8 Plan of West Meade Village, Section C-1, Book 2331, Page 25 R.O.D.C., TN and a small adjacent tract of land of record at Instrument No. 20041220-0151209, Register's Office of Davidson County, Tennessee; 2005 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind herself her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

MACLIN P. DAVIS, JR., spouse of Grantor, for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey and confirm unto the Grantee, Grantee's successors and assigns forever, all right, claims and interests of every kind, character, and description whatsoever which said spouse now has or hereafter may acquire by virtue of marriage to Grantor or otherwise, but the said MACLIN P. DAVIS, JR. does not join in the covenants and warranties of this warranty deed.

WITNESS our hands on this the 9 day of February, 2005.

JOAN HAGER DAVIS fka JOAN HAGER

MACLIN P. DAVIS, JR.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County, JOAN HAGER DAVIS fka JOAN HAGER, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of February, 2005.

NOTARY PUBLIC

My Commission Expires:

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County, MACLIN P. DAVIS, JR., the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of February, 2005.

NOTARY PUBLIC

My Commission Expires:

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is$225,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9 day of February, 2005.

NOTARY PUBLIC

My Commission Expires:

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007