RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115
File # 05-7543

Davidson County DEEDWARR
Recvd: 02/17/05 09:24 2 pgs
Fees:13.00 Taxes:321.53
20050217-0018013

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00.

Barbara D. Minnie
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of February, 2005.

Denise C. Alley
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rosa Carpenter
1409 Montgomery Avenue
Nashville, Tennessee 37207

SEND TAX BILLS TO:
COUNTRYWIDE HOME LOANS, INC.
2021 NORTH GALLATIN ROAD, SUITE 292
MADISON, TN 37072

MAP-PARCEL NUMBERS:
071-16-0-117.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Arthur Raymond Alley and wife, Tanya R. Alley** hereinafter referred to as Grantors, hereby transfers and conveys to **Rosa Carpenter, unmarried,** hereinafter referred to as 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. 16 on the Map of T. I. Ward Resubdivision of Lots No. 27 thru 34 and Lots No. 37 thru 49 in Williams and Hayes Company Belleview Plan, of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to Arthur Raymond Alley and wife, Tanya R. Alley by Special Warranty Deed from Citifinancial Mortgage Company, Inc., of record in Instrument No. 20040202-0012351, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1409 Montgomery Avenue, Nashville, Tennessee 37207.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of February, 2005.

Arthur Raymond Alley

Tanya R. Alley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Raymond Alley and wife, and Tanya R. Alley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

11813-BV