PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/24/05 08:11 3 pg
Fees:18.00 Taxes:640.10
20050224-0020049

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of February, 2005, by and between WALTER H. CARTER, MARRIED, hereinafter called Grantor, and TIM HYMER and SARA HYMER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WALTER H. CARTER, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TIM HYMER and SARA HYMER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 806, 808, 810 AND 812 ANDERSON LANE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

WALTER H. CARTER
Signature of Seller

Grantor hereby states that this property is not marital property and his wife has no interest whatsoever in said property.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, MARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 18th day of February, 2005.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

TIM HYMER and SARA HYMER, HUSBAND AND WIFE

107 FANNIN DRIVE
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

806, 808, 810 AND 812 ANDERSON LANE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

TIM HYMER AND SARA HYMER, HUSBAND AND WIFE
107 FANNIN DRIVE
GOODLETTSVILLE, TENNESSEE 37072

Map & Parcel #: MAP 43-7, PARCEL 1

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$173000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of **February, 2005.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

05-2025

EXHIBIT 'A'

BEING Lots 1 and 2 on the Resubdivision of Lot No. 141, Anderson Estates, of record in Book 5190, page 686, Register's Office for Davidson County, Tennessee, to which plan is made for a more complete description.

Being the same property conveyed to WALTER H. CARTER, A MARRIED MAN, by Warranty Deed from MARGARET M. ROSE AND SHAN ROSE, WIFE AND HUSBAND, of record in Book 9972, page 699, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 43-7, PARCELS 1 AND 117). 2004 Davidson County Real Property Taxes are PAID in the amount of $1,152.00 for MAP 43-7, PARCEL 1, and $1,152.00 for MAP 43-7, PARCEL 117.

2. All matters as set forth on the Plan of Resubdivision of Lot 141, Anderson Estates, of record in Plat Book 5190, page 686, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.