Davidson County DEEDWARR
Recvd: 02/25/05 14:41 2 pgs
Fees:13.00 Taxes:185.00
20050225-0021136

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 006-00-0
PARCEL: Part of 009.00
GROUP:

Send Tax Bills to: ↳ New owner
David Wayne & Jessica Michelle Carpenter
403 Maplewood Drive
Greenbrier, TN 37073

WARRANTY DEED

THIS INDENTURE, made this 11th day of February, 2005 between

Tiffany Eden

hereinafter referred to as **Grantor**, and

David Wayne Carpenter and wife, Jessica Michelle Carpenter

hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract of land situated in Davidson County, Tennessee, being described as follows:

Beginning at an iron pin (new), in the easterly margin of Greer Road, said iron pin being located from a concrete monument (old), in the easterly margin of Greer Road, the northwest corner of a tract of land which belongs to Geary J. Greer, having a deed reference in Book 11547, Page 564, RODCT, N 11°04'52" E, 10.04 feet; thence, N 04°40'41" E, 180.06 feet, to the point of beginning, the southwest corner of this tract, and continuing with the easterly margin of Greer Road, as follows: N 04°40'41" E, 196.18 feet to an iron pin (new); thence with a curve to the right, having a radius of 257.59 feet, an arc distance of 15.02 feet, and a chord bearing of N 06°20'56" E, 15.02 feet to an iron pin (new), in the easterly margin of Greer Road; thence with a new line, as follows: S 82°18'57" E, 262.07 feet to an iron pin (new); thence, N 21°43'37" E, 646.21 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Robert E. Brunson, having a deed reference in Book 5294, Page 160, RODCT; thence, S 66°00'54" E, 303.73 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Robert E. Brunson; thence with a new line, as follows: S 34°33'42" W, 799.10 feet to an iron pin (new); thence, N 89°01'15" W, 340.82 feet, to the point of beginning, containing 5.01 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 13, 2004.

and

Beginning at a concrete monument (old), in the easterly margin of Greer Road, the northwest corner of a tract of land which belongs to Geary J. Greer, having a deed reference in Book 11547, Page 564, RODCT, the southwest corner of this tract, and continuing with the easterly margin of Greer Road, as follows: with a curve to the left, having a radius of 179.50 feet, an arc distance of 40.12 feet, and a chord bearing of N 11°04'52" E, 40.04 feet to an iron pin (new); thence, N 04°40'41" E, 180.06 feet to an iron pin (new), in the easterly margin of Greer Road; thence with a new line, as follows: S 89°01'15" E, 340.82 feet to an iron pin (new); thence, N 34°33'42" E, 799.10 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Robert E. Brunson, having a deed reference in Book 5294, Page 160, RODCT; thence, S 66°00'54" E, passing a common corner of Robert E. Brunson, and a tract of land which belongs to Tammany Gentry, having a deed reference in Instrument No. 20030912-134512, RODCT, and continuing in all, 154.09 feet to an iron pin (old), a common corner of said tract of land which belongs to Tammany Gentry, and a tract of land which belongs to Gale B. Robinson, having a deed reference in Book 11173, Page 190, RODCT; thence, S 34°43'20" W, passing a common corner of said tract of land which belongs to Gale B. Robinson, and a tract of land which belongs to Ward S. Oakley, having a deed reference in Book 11173, Page 190, RODCT, and continuing in all 1014.00 feet to a pipe (old), a corner of said tract of land which belongs to Ward S. Oakley, in the northerly boundary of said tract of land which belongs to Geary J. Greer; thence, N 86°13'22" W, 380.51 feet, to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a,

Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 13, 2004.

This being a portion of the same property conveyed to Tiffany Eden by Warranty Deed dated 11/27/2002 from James A. Hale of record in Instrument Number 20021211015274, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description was prepared from boundary survey prepared by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Tiffany Eden

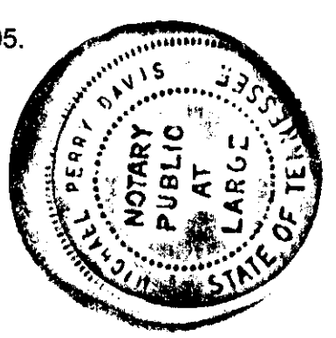
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 11th day of February, 2005.

Notary

My Commission Expires: 4/30/06



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $50,000.00.

Affiant

Sworn to and subscribed before me, this 11th day of February, 2005

Notary Public

My Commission Expires: 4/30/06

