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

Davidson County DEEDWARR
Recvd: 03/16/05 16:19 2 pg
Fees:13.00 Taxes:458.80

20050316-0029176

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Twanna Booker 616 Aideen Place Madison, TN 37115	NEW OWNER	052-04-OC-035.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Twanna Booker
Affiant

Subscribed and sworn to before me this 25th day of February, 2005

Darris Billingsley
Notary Public
My Commission Expires: _____

DARRIS BILLINGSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 22, 2008

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, **Bernard Carroll and wife, ~~Zarlina Carroll~~ Zabrina Carroll** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Twanna Booker and husband, Thomas Booker** (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 Madison, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being known as Lot # 35 on the Plan, Ravenwood Subdivision, of record in Instrument No. 200012110121554, Register's Office of Davidson County, Tennessee

Being the part of the same property conveyed to Bernard Carroll and wife, Zabrina Carroll by Warranty Deed from Allen Earps, dated 02/28/01 and of record in Instrument No. 200103060021125, Register's Office of Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 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 #052-04-OC-035.00) Estimated 2005 Taxes based on improved assessment are in the amount of ; County, $1419.80, No City Apply Storm Water Detention Agreement of record in Instrument No. 200007280074569, Register's Office of Davidson County, Tennessee Charter of HOA of record in Instrument No. 200011150113156, Register's Office of Davidson County, Tennessee Private Utilities Easement of record in Instrument No. 200207310091600 , Register's Office of Davidson County, Tennessee Public Utility Easement of record in Instrument No. 200209160112400, Register's Office of Davidson County, Tennessee The Covenants, Conditions and Restrictions recorded in Instrument No. 200011150113155 and Re-recorded in Instrument No. 200012270126010, Register's Office of Davidson County, Tennessee By-Laws of record in Instrument No. 200012060120005, Register's Office of Davidson County, Tennessee

THIS IS **IMPROVED** PROPERTY KNOWN AS 616 Aideen Place, Madison, TN 37115

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 25th day of February, 2005.

Bernard Carroll

Zarlina Carroll

zc ~~Zarlina Carroll~~
Zabrina Carroll

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Bernard Carroll and wife, Zarlina Carroll 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 25th day of February, 2005.

Darris Billingsley
Notary Public

My Commission Expires: _____

(SEAL)

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 22, 2008