RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00.

Affiant

Subscribed and sworn to me on March 31, 2005.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 04/01/05 15:01 2 pgs
Fees:13.00 Taxes:481.00

20050401-0035744

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20656SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Carr Tracy Carr 4224 Brackenwood Drive Old Hickory, TN 37138	Countrywide Home Loans 801 Crescent Centre Drive Suite 510 Franklin, TN 37067	064-09-0-196.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James D. Lovell and wife, Jennifer L. Lovell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Michael Carr and wife, Tracy Carr, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Southfork Subdivision, Section One, as of record in Plat Book 6250, pages 384 and 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James D. Lovell and wife, Jennifer L. Lovell, by Warranty Deed from Patricia Sue Norwood of record in Book 10885, page 243, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Plat Book 6250, pages 384 and 385, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants contained in instrument of record in Book 6596, page 797, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Book 6566, page 208, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4224 Brackenwood Drive, Old Hickory, TN 37138.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on March 31, 2005.

James D. Lovell

Jennifer L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 31, 2005, before me personally appeared James D. Lovell and Jennifer L. Lovell to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 31, 2005.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE