Davidson County DEEDWARR
Recvd: 04/25/05 12:22 2 pgs
Fees:13.00 Taxes:413.30
20050425-0045646

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Melissa Stringfellow 2284 Crocker Springs Rd Goodlettsville TN 37072	Same	Southeast Title 555 Marriott Drive, S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $111,702.00

Melissa Stringfellow
Affiant

Subscribed and sworn to before me on 04/20/05.

Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

My Commission Expires:_____

Map & Parcel No.
23-00-45

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Joseph Carnahan, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Melissa Stringfellow, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the center line of Crocker Springs Road, at the southeast corner of a tract 5 ¾ acres, conveyed to William R. Dickerson, and wife, by two deeds from Hubert lanier and wife, of record in Book 2303, page 255, and Book 2333, page 138, Registers office for said County, said point being Dr. M.E. Link's corner; thence with the center of said road, S. 18 degrees, E. 34 feet to a point; thence N 72 deg. E. 292 feet to a point in the center of a creek; thence with the corner of said creek, N. 23 deg. W. 62 feet to J.W. Dickerson's corner; thence with his South line, S. 72 deg. W. 255 feet to a point in the center line of Crocker Springs Road; thence with the center line of same, S. 18 deg. E. 47.5 feet to the beginning.

Being the same property conveyed to Joseph F. Carnahan by virtue of a Warranty Deed dated September 20, 2001, from Jason L. Tinsley and wife, Kelley R. Tinsley, of record as Instrument No. 20010927-0104640, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2284 Crocker Springs Rd, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 04/20/05.

Joseph Carnahan

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 20 day of April, 2005.

Notary Public

DIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

My Commission Expires: