Davidson County DEEDWARR
Recvd: 05/02/05 15:38 2 pgs
Fees:13.00 Taxes:301.55
20050502-0048748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2005

Notary Public: Connie Cooper

MY COMMISSION EXPIRES: 8/24/09
(AFFIX SEAL)

BY THE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2006

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tina B. Gilpatric	SAME	Map 120
1318 Kermit Drive		Group 2
Nashville, TN 37217		Parcel 17

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Keith Carver and wife, Carla Jean Carver

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tina B. Gilpatric

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 124 on the plan of Miro Meadows, as of record at plat Book 1424, pages 94 and 95, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same porperty conveyed to Keith Carver by deed from Gregory Wayne Powell of record in Book 10241, Page 500, dated October 25, 1996, Register's Office said County.

This conveyance is subject to Restrictive Covenants of record in Book 1710, Page 183, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 94 & 95, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 4298, Page 528 and Easement for Water Mains of record in Book 2083, Page 260, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1318 Kermit Drive, Nashville, TN 37217

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 this 28th day of April, 2005.

Keith Carver

Carla Jean Carver

Carla Jean Carver

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Carver and wife, Carla Jean Carver, 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 and official seal at Brentwood, Tennessee, this 28th day of April, 2005.

My Commission Expires: 02/24/09

Connie Hooper
Notary Public

