Record & Return to:
Smith, Shuler Associates
864 Conference Dr Ste 4
Goodlettsville, TN 37072

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#2904-2

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2005.

Notary Public

My commission expires: 3-11-09

DANA P. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
NOTARY SEAL

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
LAWRENCE R. CARPENTER and SELENA CARPENTER	Suntrust Mortgage	**MAP 118-02-0, PARCEL 038.00**
2312 Cisco Street	901 Semmes Ave. MTG 1914	
Nashville, TN 37204	Richmond, VA 23224	

Davidson County DEEDWARR
Recvd: 05/25/05 10:44 2 pgs
Fees:13.00 Taxes:962.00

20050525-0058953

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,

MARGARET ANDERSON HILL and husband, ALEXANDER SMITH HILL, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAWRENCE R. CARPENTER and wife, SELENA CARPENTER

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, being Lot No. 13 on the Plan of David Lipscomb Subdivision, as of record in Book 547, Page 145, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Margaret Anderson Hill and husband, Alexander Smith Hill, Jr., by Warranty Deed dated March 27, 2002, from Judith Karen Cardwell, unmarried, of record in Instrument No. 20020401-0039388, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **2312 Cisco Street, Nashville, TN 37204** .

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 **20th** day of **May, 2005.**

Margaret A. Hill
MARGARET ANDERSON HILL

ALEXANDER SMITH HILL, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARGARET ANDERSON HILL and husband, ALEXANDER SMITH HILL, JR.,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **May, 2005.**

Notary Public

My Commission Expires: 5/30/07

