Register Return to:
Land Title South
P.O. Box 680909
Franklin, TN 37068-0909

25-1-134

Davidson County DEEDWARR
Recvd: 06/01/05 07:43 2 pgs
Fees:13.00 Taxes:1465.20

20050601-0061260

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $396,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE _____ DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00778CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Paul Carpenter and Chris Carpenter	JP Morgan Chase Bank	MAP:131-06-O-H
932 Cherry Plum Court	1901 Roxborough Rd	Parcel:025.00 CO
Nashville, TN 37215	Charlotte, NC 28211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOROTHY JANE WARREN, TRUSTEE OF THE DOROTHY JANE WARREN REVOCABLE TRUST U/A/D 12/29/92 AND HUSBAND, JAMES A. WARREN

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

PAUL R. CARPENTER AND WIFE, CHRISTINE D. CARPENTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 932 Cherry Plum Court, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 23rd day of May, 2005.

Dorothy Jane Warren, Trustee of the Dorothy Jane Warren Revocable Trust U/A/D 12/29/92

James A. Warren

STATE OF MICHIGAN

COUNTY OF MACOMB

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, DOROTHY JANE WARREN, TRUSTEE OF THE DOROTHY JANE WARREN REVOCABLE TRUST U/A/D 12/29/92 AND JAMES A. WARREN, the bargainor(s), 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 23rd (MSW) May this _____ day of May, 2005.

Notary Public April S. Wilson

My Commission Expires: 10/8/05

APRIL S. WILSON
NOTARY PUBLIC MACOMB CO., MI
MY COMMISSION EXPIRES Oct 8, 2005

APRIL S. WILSON NOTARY PUBLIC MACOMB COUNTY, MICH

file # 05-00778CP

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF VILLAGE OF CHERRY GLEN, PHASE 2, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 9700, PAGE 322, 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 BY WARRANTY DEED FROM KAREE H. HAYS AND DON R. HAYS, BOTH MARRIED PERSONS TO JAMES A. WARREN AND WIFE, DOROTHY J. WARREN AS RECORDED ON SEPTEMBER 2, 1998 IN BOOK 11095, PAGE 590; AND BY, QUITCLAIM DEED FROM JAMES A. WARREN AND DOROTHY J. WARREN, HIS WIFE TO DOROTHY JANE WARREN, TRUSTEE OF THE DOROTHY JANE WARREN REVOCABLE TRUST U/A/D 12/29/92 AS RECORDED ON MAY 17, 1999 IN BOOK 11481, PAGE 361, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.