Davidson County DEEDWARR
Recvd: 06/15/05 08:55 3 pgs
Fees:18.00 Taxes:92.50
20050615-0068148

THIS INSTRUMENT PREPARED UPON INFORMATION PROVIDED BY THE PARTIES
NO SEARCH REQUESTED

WARRANTY DEED

STATE OF TENNESSEE *COUNTY OF DAVIDSON* *THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $* 25,000.00 David Wayne Carpenter *AFFIANT*	*SUBSCRIBED AND SWORN BEFORE ME THIS THE 3rd DAY OF JUNE, 2005.* JUDY SCHECHTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE *NOTARY PUBLIC* *MY COMMISSION EXPIRES:* 9/22/07

This instrument prepared by
Judy Schechter, Attorney at Law
112 Long Hollow Pike, Suite 206
Goodlettsville, TN 37072

Address of New Owners	Send Tax Bills To	Map Parcel #
Becky Woodard	owner	006-00-0
2143 Bracey Circle		P/O 009.00
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, David Wayne Carpenter and wife, Jessica Michelle Carpenter, hereinafter called the GRANTOR, have bargained and sold and by these presents do transfer and convey unto Becky Woodard, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

> Beginning at an iron pin (new), in the easterly margin of Greer Road, said iron pin being located from a concrete monument (old), in the easterly margin of Greer Road, the northwest corner of a tract of land which belongs to Geary J. Greer, having a deed reference in Book 11547, Page 564, RODCT, N 11°04'52" E, 10.04 feet; thence, N 04°40'41" E, 180.06 feet, to the point of beginning, the southwest

corner of this tract, and continuing with the easterly margin of Greer Road, as follows: N 04°40'41" E, 196.18 feet to an iron pin (new); thence with a curve to the right, having a radius of 257.59 feet, an arc distance of 15.02 feet, and a chord bearing of N 06°20'56" E, 15.02 feet to an iron pin (new), in the easterly margin of Greer Road; thence with a new line, as follows: S 82°18'57" E, 262.07 feet to an iron pin (new); thence, N 21°43'37" E, 646.21 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Robert E. Brunson, having a deed reference in Book 5294, Page 160, RODCT; thence, S 66°00'54" E, 303.73 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Robert E. Brunson; thence with a new line, as follows: S 34°33'42" W, 799.10 feet to an iron pin (new); thence, N 89°01'15" W, 340.82 feet, to the point of beginning, containing 5.01 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 13, 2004.

Being a portion of the same property conveyed to David Wayne Carpenter and wife, Jessica Michelle Carpenter, by warranty deed from Tiffany Eden of record in Instrument Number 20050225-0021136, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any and all restrictions and easements of record.

This is unimproved property known as: 3398 Greer Road, Goodlettsville, TN 37072.

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, her heirs and assigns, forever; and we do covenant with the said GRANTEE, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 3rd day of June, 2005.

David Wayne Carpenter

Jessica Michelle Carpenter

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David Wayne Carpenter and Jessica Michelle Carpenter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal At Goodlettsville, Tennessee on this the 3rd day of June, 2005.

JUDY SCHECHTER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 9/22/07