RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 07/13/05 14:40 2 pgs
Fees:13.00 Taxes:481.00
20050713-0081286

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

X. Timothey Jeffus
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th Day of June, 2005.

NOTARY PUBLIC

My commission expires: 1/30/06

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothey Jeffus 8211 Terry Lane Hermitage, TN 37076	SAME AS OWNER	**075-14-0-088.00**

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Thousand Dollars and Zero Cents ($130,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **The James Arnold Carter Revocable Living Trust,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Timothey Jeffus,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson,** Tennessee, and being further described as follows, to-wit:

Being Lot #39 on the Plan of Hermitage Estates, Section 4, of record in Book 3700, Page 148, of the Register's Office for said county, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to The James Arnold Carter Revocable Living Trust , by Quitclaim Deed from James Arnold Carter, dated 10/29/01, of record in Instrument # 20011101-0119168, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this 28th Day of June, 2005.

James Arnold Carter Revocable Living Trust:

James David Carter, Trustee
James David Carter, Trustee

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, James David Carter as Trustee for the James Arnold Carter Revocable Living Trust, being by me and duly sworn (or affirmed), 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 seal, this 28th Day of June, 2005.

Notary Public

My commission expires: 1/28/06

NOTARY PUBLIC AT LARGE