Return to: Castleman Title, 110 Glancy St., Ste. 112, Goodlettsville, TN 37072

(1) (1)

Davidson County DEEDWARR Recvd: 08/04/05 14:57 2 pgs Fees:13.00 Taxes:610.50 20050804-0091990	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** The actual consideration or value for this Transaction is $165,000.00 Bobby H Carter Affiant Sworn to and subscribed before me this 27th day of July, 2005 NOTARY PUBLIC My Commission expires 12/5/07

THIS INSTRUMENT WAS PREPARED BY:
Jay B. Jackson, UAW – GM Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
TONI DRIVER 745 Jessica Taylor Drive Madison, TN 37115	**New Owner**	Map 53-13, Parcel 137

WARRANTY DEED

For and in consideration of the sum of $165,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY H. CARTER** and **CARLEEN W. CARTER**, husband and wife, hereinafter called the Grantors, have bargained and sold, and do transfer and convey unto **TONI DRIVER**, hereinafter called the Grantee, her heirs successors and assigns, her a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

***TONI Y. DRIVER**

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of Kimbolton, Phase II, of record in Book 6900, Pages 792, 793, and 794, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **BOBBY H. CARTER** and **CARLEEN W. CARTER** by deed recorded in Book 9403, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. 2005 taxes and/or assessments, which have been prorated and assumed by the Grantee.
2. Easements, restrictions, encumbrances and matters of record in the Register's Office for Davidson County, Tennessee.
3. All other easements, restrictions, encumbrances and all other matters of record in the Davidson County Register of Deeds Office.
4. Subject to all matters appearing on plat of record in Plat Book 6900, Pages 792, 793 and 794.

This is improved property commonly known as 745 Jessica Taylor Drive, Madison, TN 37115

This deed was prepared from legal description of the property in prior deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, TONI DRIVER, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the

same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed this 27th day of July, 2005.

Bobby H Carter
BOBBY H. CARTER

Carleen W. Carter
CARLEEN W. CARTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jay B. Jackson, the undersigned Notary Public in and for said County and State, the within named grantors, **BOBBY H. CARTER** and **CARLEEN W. CARTER** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 27 day of, July, 2005.

RUTHERFORD COUNTY, TENN. NOTARY PUBLIC AT LARGE JAY B. JACKSON

Notary Public

My commission expires : 12/15/07