BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ~~ESCROW CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $174,500.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2005.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public
My commission expires: 02/22/09

03-0508-33021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joshua Copenhaver	First Horizon	126-15-B-177.00CO
205 Somerhill Court	P.O. Box 809	
Nashville TN 37221	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mindy L. Viana Carroll, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua Copenhaver, hereinafter called the Grantees, their successors 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. 9, on the Plan of Section Two, Lexington Point Subdivision, of record in Instrument No. 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mindy L. Viana, unmarried, by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, of record in Instrument No. 2001114-0124781, Register's Office for Davidson County, Tennessee.

Sean E. Carroll, husband of Mindy L. Viana Carroll, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 205 Somerhill Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/09/05 11:01 2 pgs
Fees:13.00 Taxes:645.65
20050909-0108562

WITNESS my hand this 31st day of August, 2005.

Mindy L. Viana Carroll
Mindy L. Viana Carroll

Sean E. Carroll
Sean E. Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mindy L. Viana Carroll and Sean E. Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of August, 2005.

Deborah K. Devine
~~Diane K. Mann~~ DEBORAH K. DEVINE
State of Tennessee at Large

My Commission expires ~~02/22/09~~
11/22/08

