This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/01/05 14:11 2 pg
Fees:13.00 Taxes:455.10
20051201-0144581

ADDRESS NEW OWNER:

Constance V. Pinard
Bethany A. Pinard
515 Lakebrink Court
Nashville, TN 37214

SEND TAX BILL:

MORTGAGEE

MORTGAGEE:
Wells Fargo Bank, N.A.
3480 Stateview Blvd.
Fort Mill, SC 29715

MAP AND PARCEL:
MAP 96-16-0-A
PARCEL 108 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brad A. Carter, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Constance V. Pinard and Bethany A. Pinard**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Larchwood, Phase One - G, Section Four, as of record in Plat Book 11190, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Brad A. Carter, by deed from Fischer & Ford Group, LLC, dated September 30, 1999, of record in Book 11713, page 849, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 515 Lakebrink Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 22 day of November, 2005.

Brad A. Carter

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Brad A. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22nd day of November, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $123,000.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: _____

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008