Davidson County DEEDWARR
Recvd: 12/30/05 12:16 2 pgs
Fees:13.00 Taxes:554.63

20051230-0156876

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Carrie Tussler
Affiant

Subscribed and sworn to before me, this 21 day of December, 2005

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 7-29-06

15-0512-150608

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian DeWit 2517 Winter Springs Court Hermitage TN 37076	New Owner	[redacted]5-OD- 143.00

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, **Michael W. Carter and wife, Linda H. Carter**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian DeWit, unmarried**, hereinafter called the Grantee, his 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. 156, on the Plan of Truxton Park, Section Three, of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Carter and Linda H. Carter, husband and wife, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated June 4, 2002, of record in Instrument No. 20020628-0078452, Register's Office for Davidson County, Tennessee.

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 2517 Winter Springs Court, Hermitage, TN 37076

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee 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 Grantee, his 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.

WITNESS my hand this 21 day of December, 2005.

Michael W. Carter

Michael W. Carter

Linda H. Carter

Linda H. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael W. Carter and Linda H. Carter, 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 Hermitage, TN, this 21 day of December, 2005.

Robbin Teachey

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEACHEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON