

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Barnsdale J Carter Jr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF January, 2006.

NOTARY PUBLIC

My Commission expires: 10/23/06

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

John D. Pippin and Bobbie Jean Pippin

Address of New Owner	Send Tax Bills To:	Tax Information:
Barnsdale J. Carter, Jr. and Laura L. Carter, Husband and Wife 5515 Old Hickory Blvd.	Same	047-00-010.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **John D. Pippin and Bobbie Jean Pippin,** thereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Barnsdale J. Carter, Jr. and Laura L. Carter, Husband and Wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th formerly the 25th Civil District of said County and State, on the headwaters of Sulphur and Bull Creeks, original plan being of record in Book 161, page 117, Register's Office for said County, being known as part of Tract No. 8 on the map of Dr. E. E. Brown's Farm, formerly Governor Roberts property and shown on a copy of a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, May 16 and 24, 1949, as follows:

Beginning at a point on the westerly margin of Old Hickory Boulevard at the northeast corner of a part of Tract No. 8, conveyed to John P. Whitson and wife, by Robert C. Carter and wife, by deed of record in Book 2495, page 479, said Register's Office; thence with the westerly margin of said Boulevard, north 16 deg. East 99.65 feet and north 22 deg. east 100.65 feet to the southeast corner of Tract No. 9 on said survey; thence with the line between said Tracts Nos. 8 and 9, north 70-3/4 deg. west 3102 feet to the eastern boundary line of Tract No. 15 on said survey; thence with the line between said Tracts Nos. 8 and 15, south 22 deg. west 300.3 feet to the northwest corner of said Tract No. 7; thence with the line between said Tracts Nos. 7 and 8, south 70-3/4 deg. east 1143.25 feet to the southwest corner of said Whitson property; thence with the western boundary line of said Whitson property, north 22 deg. east 100 feet to Whitson's northwest corner; thence with the northern boundary line of said Whitson's property, south 70-3/4 deg. east 2000 feet to the beginning, containing 16.9 acres, more or less.

Included but specifically excluded is that portion identified by the Davidson County, Property Assessor as map and parcel number 047-00-0-018.00 and further being that portion of the subject tract embraced within the property description contained in the deeds of record as Instrument Number 200006210051570 and 200007070067345, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/17/06 09:39 2 pgs
Fees:13.00 Taxes:610.50
20060117-0005853

Being the same property conveyed to John D. Pippin and Bobbie Jean Pippin, Husband and Wife, by deed from Halie M. Smith, of record at Book 4439, page 297, Register's Office of Davidson County, Tennessee; and as corrected by Deed of Correction of record as, Instrument No: 20060106-0002207, Instrument No: 20060106-0002208, and Instrument No: 20060106-0002209Register's Office of Davidson County, Tennessee.

This is improved property generally located:
5503 Old Hickory Blvd., Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2006 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plat of record in Plat Book 161, page 117, Register's Office for Davidson County, Tennessee.
3. Easements recorded in Book 1291, page 516, and Book 1247, page 577, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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 and assigns, forever. We do covenant with said Grantees that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **John D. Pippin and Bobbie Jean Pippin,** have caused this instrument to be executed, this the 12th day of January, 2006.

John D Pippin

John D. Pippin

Bobbie Jean Pippin

Bobbie Jean Pippin

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John D. Pippin and Bobbie Jean Pippin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me
This the 12th day of Jan, 2006.

My commission Expires: 10/23/09

L BRONEE MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM

NOTARY PUBLIC