Record & Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of March, 2006, by and between LINDA G. HACKETT, MARRIED, and RUSSELL H. GENTRY, JR., MARRIED AND TAMMANY J. GENTRY, HEIRS OF MARY C. GENTRY, hereinafter called Grantors, and JOHN WILLIAM CARLTON and CHARLET CARLTON, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, LINDA G. HACKETT, MARRIED, and RUSSELL H. GENTRY, JR., MARRIED, and TAMMANY J. GENTRY, HEIRS OF MARY C. GENTRY, as Grantors, do hereby bargain, sell, transfer and convey unto JOHN WILLIAM CARLTON and CHARLET CARLTON, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3679 MORGAN ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

RUSSELL F. HACKETT, SR., husband of LINDA HACKETT, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

DARLENE J. GENTRY, wife of RUSSELL H. GENTRY, JR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 03/21/06 10:55 4 pgs
Fees:23.00 Taxes:562.03
20060321-0032256

Linda G Hackett
LINDA G. HACKETT
Signature of Seller

Russell F. Hackett Sr
RUSSELL F. HACKETT, SR.
Signature of Seller Spouse

Russell H Gentry Jr
RUSSELL H. GENTRY, JR.
Signature of Seller

Darlene J. Gentry
DARLENE J. GENTRY
Signature of Seller Spouse

Tammany J. Gentry
TAMMANY J. GENTRY
Signature of Seller

WITNESS the hands and seals of the Grantors on the day and year first above written.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LINDA G. HACKETT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Goodlettsville, Tennessee, this 9TH day of March, 2006.

Notary Public

My Commission Expires: 3/25/08

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS the hands and seals of the Grantors on the day and year first above written.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **RUSSELL F. HACKETT, SR.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 9TH day of March, 2006.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

WITNESS the hands and seals of the Grantors on the day and year first above written.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **RUSSELL H. GENTRY, JR.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 9TH day of March, 2006.

Marilyn C. Richardson
Notary Public

My Commission Expires: 7-21-07

MARILYN C. RICHARDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

WITNESS the hands and seals of the Grantors on the day and year first above written.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DARLENE J. GENTRY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 9TH day of March, 2006.

Marilyn C. Richardson
Notary Public

My Commission Expires: 7-21-07

MARILYN C. RICHARDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

WITNESS the hands and seals of the Grantors on the day and year first above written.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **TAMMANY J. GENTRY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Goodlettsville, Tennessee, this 9th day of March, 2006.

Notary Public

My Commission Expires: 3/25/06

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:
JOHN WILLIAM CARLTON AND
CHARLET CARLTON
3679 Morgan Rd.
Joelton TN 37080

Person Responsible for Taxes:
Crown Mortgage Services
833-C Wren Rd
Goodlettsville, TN 37072

Property Address: 3679 MORGAN ROAD, JOELTON, TN 37080

Map & Parcel #: MAP 15, PARCEL 93

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $151,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, a Notary Public, this 9TH day of March, 2006.

NOTARY PUBLIC

DANA P. MASON
NOTARY PUBLIC OF TENNESSEE
SUMNER COUNTY

My commission expires: 3-11-09

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

06-327J

EXHIBIT 'A'

A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, August 9, 1960, as follows:

BEGINNING at a point in the center of Morgan Road, the said corner being the northeast corner of the property conveyed to Edd E. Felts and wife, Vallie P. Felts, of record in Book 2045, page 483, Register's Office for Davidson County, Tennessee, thence with Goodwin's line south 3 degrees west 580 feet; thence continuing with Goodwin's line south 6 degrees 30' west 162.5 feet to a point: thence south 65 degrees 30' west 278 feet to a point: thence north 2 degrees 30' east 735 feet to a point in the center of Morgan Road: thence north 65 degrees 30' east 294 feet to the point of beginning.

Being the same property conveyed to RUSSELL E. GENTRY AND WIFE, MARY C. GENTRY, by Warranty Deed from Edd B. Felts and wife, Vallie P. Felts, of record in Book 3129, Page 393, Register's Office for DAVIDSON County, Tennessee. The said Russell E. Gentry died on May 31, 2005 and the property vested by operation of law in his surviving spouse, Mary C. Gentry. The said Mary C. Gentry died on July 30, 2005 and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket Number 068-397, Will Instrument Number ——, the property vested in her children equally to share and share alike, the children being Linda Hackett, Russell H. Gentry, Jr., and Tammany J. Gentry, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years. A LIEN, not yet due and payable (MAP 15, PARCEL 93).

2. Country easements for roads and utilities, if any.