Davidson County DEEDWARR
Recvd: 04/04/06 15:36 2 pgs
Fees:13.00 Taxes:610.13

20060404-0038573

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **March, 2006** by and between **Patricia Sue Vaughn** , herein after referred to as GRANTOR, and **Thomas H. Carter and Pamela Carter** , herein after referred to as GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Hermitage,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 143, on the Plan of Section One, Hampton Hall, of record in Plat Book 9700, page 290-291 and Boundary Plat of record in Book 9700, page 216, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to the following:
1) All matters appearing on the plan of Section One, Hampton Hall, of record in Plat Book 9700, page 290-291 and Boundary Plat of record in Book 9700, page 216, Register's Office for said County.

2) Restrictions and by-laws of record in Book 10278, page 257; Book 10301, page 184; Book 10444, page 460; and Book 10640, page 947, Register's Office for said County.

Being the same property conveyed to Patricia Sue Vaughn, unmarried by Warranty Deed from John R. Adsit and wife, Michelle R. Adsit, dated May 31, 2001, of record in Instrument No. 20010604-0057689, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 6165 Hampton Hall, Hermitage, TN. 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Patricia Sue Vaughn

Patricia Sue Vaughn
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Patricia Sue Vaughn** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **23rd** day of **March, 2006.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Thomas H. Carter and Pamela Carter
6165 Hampton Hall, Hermitage, TN. 37076

Send Tax Statements to:
SAME
,

Map & Parcel 095.05-0A-030.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$164,900.00** 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 **23rd** day of **March, 2006.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-171