RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/27/06 13:58 2 pgs
Fees:13.00 Taxes:526.88
20060427-0048428

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,400.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2006.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPT 30 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH FIELD et vir 312 Bonnahurst Drive Hermitage, Tennessee 37076	Same as new owner	MAP 75-9 PARCEL 9

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY TWO THOUSAND FOUR HUNDRED AND NO/100 ($142,400.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JAMES DAVID CARTER and wife, POLLY ANN CARTER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **DEBORAH FIELD and husband, DANUEL FIELD,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 583 on the Plan of Hermitage Hills, Section Six, as of record in Plat Book 3300, page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to James David Carter and wife, Polly Ann Carter by Warranty Deed from Delphia S. Hewitt, unmarried, of record in Book 9766, page 109, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 3300, page 10; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 312 Bonnahurst Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 13th day of April, 2006.

James David Carter
JAMES DAVID CARTER

Polly Ann Carter
POLLY ANN CARTER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, James David Carter and wife, Polly Ann Carter, 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 and seal, this the 13th day of April, 2006.

Melinda Sutherland
Notary Public

My commission expires: 3/20/10

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010