This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 07/05/06 13:27 2 pgs
Fees:13.00 Taxes:443.63
20060705-0080189

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 119,900.00

Affiant

Subscribed and sworn to before me,
this 30th day of June, 2006.

Notary Public

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Laura M. Carpenter 3701 Baxter Avenue Nashville, TN 37216	Franklin American Mortgage 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067	72-02-0-93.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David Shearon**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laura M. Carpenter**, an individual, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 59 on the Plan of E. B. Craig's Subdivision on the Crownover Property on the Gallatin Road, as of record in Book 894, Page 640, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 50 feet on the westerly side of Baxter Street and runs back 149 feet 11 inches on the South line, and 150 feet 10 inches on the North line to a dead line on which it shows 50 feet.

Being the same property conveyed to David Shearon, unmarried by Deed from Bart Hammontree, a married man of record in Instrument No.20030124-0010092, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Subject to all matters of record in Plat Book 894, Page 640, Register's Office for Davidson County, Tennessee.

3. Subject to Sewer Easement of record in Book 4315, Page 991, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3701 Baxter Avenue Nashville, TN 37216.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of June, 2006.

By: _____

David Shearon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named David Shearon, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30th day of June, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010