ADDRESS NEW OWNER and
SEND TAX BILLS:
CLAUDETTE CARR-SMITH
4180 CREEK TRAIL
WHITES CREEK, TN 37189

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
41 - 2 - 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY EIGHT THOUSAND DOLLARS ($28,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CLAUDETTE CARR-SMITH, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Pages 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to Khushru H. Frenchman and wife, Rita K. Frenchman by deed of record in Book 5635, Page 392, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is unimproved property known as 4180 Creek Trail, Whites Creek, Tennessee .

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 10/20/06 10:03 2 pgs
Fees:13.00 Taxes:103.60
20061020-0130338

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 12 day of October, 2006.

KHUSHRU H. FRENCHMAN

RITA K. FRENCHMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, 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 office this 12 day of October, 2006.

NOTARY PUBLIC

My Commission Expires:

10/4/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $28,000.00.

AFFIANT

Subscribed to and sworn before me, this the 13 day of October, 2006.

NOTARY PUBLIC

My Commission Expires:

3-30-10

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN TO:

[illegible]
[illegible]ge Patton
[illegible]7067

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