03

Realty Title Box 480

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 09/11/07 09:13 2 pgs
Fees:13.00 Taxes:447.70
20070911-0108796

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Tax Map: 072-11-0-116.00

The actual consideration or value, whichever is greater, for this transfer is $121,000.00

Cynda Pan
Affiant

Subscribed and sworn to before me this the 4th day of September, 2007.

My Commission Expires: 7/24/2010

Karen Wilbert
Notary Public

KAREN WILBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Adria Haley
(Name)
2414 Branch Street
(Street Address)
Nashville, TN 37216

SEND TAX BILLS TO:

Countrywide Bank, FSB
(Name)
P.O. Box 660694
(Street Address)
Dallas, TX 75266-0694

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JOHN J. CARPENTER and ROBERT T. CARPENTER, both unmarried,** hereinafter called the "Grantors," have bargained and sold, and by these presents do transfer and convey unto **ADRIA HALEY,** , hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the south 75 feet of Lot Nos. 161, 162 and 163 on the Map of Waters Place, as of record in Book 332, page 136 and 137, Register's Office for said County.

Said parts of Lots front 75 feet on the east side of McKinney or Branch Avenue and run back between lines along the north margin of Marsden Avenue, 157.5 feet, more or less, on the north line and 161 feet on the south line to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to John J. Carpenter and Robert T. Carpenter by deed from Jesse Les Crite, unmarried, of record in Instrument No. 20070220-0020972, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 2414 Branch Street, Nashville, Tennessee 37216.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantors and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantors" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 4 day of September, 2007.

John J. Carpenter

Robert T. Carpenter

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **JOHN J. CARPENTER and ROBERT T. CARPENTER,** 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 official seal in Nashville, Tennessee, this 4 day of September, 2007.

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-19-08