Davidson County DEEDWARR
Recvd: 12/03/07 10:06 2 pgs
Fees:13.00 Taxes:273.43
20071203-0139593

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2007.

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Undine Carpenter	Taylor, Bean & Whitaker Mortgage Corp.	Parcel ID:
356 Clearwater Drive	1417 North Magnolia Avenue	15005036300
Nashville, TN 37217	Ocala, FL 34475	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christopher C. Eaton and wife, Meredith Eaton, f/k/a Meredith C. Latimer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Undine Carpenter, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 39B, Edge-O-Lake, Section 21, Zone Lot Division, Lots Nos. 10-16 and 18-43, of record in Book 6250, Page 111, as amended in Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher C. Eaton and Meredith C. Latimer by deed from Robert H. Braswell and wife, Barbara L. Braswell, of record in Instrument 20021118-0142671, dated November 13, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6140, Page 420, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6250, Page 111, as amended in Book 6900, Page 256, said Register's Office.

The said Meredith Eaton and Meredith C. Latimer being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 356 Clearwater Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of November, 2007.

Christopher C. Eaton

Meredith Eaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher C. Eaton and Meredith Eaton, 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 at Nashville, Tennessee, this 30th day of November, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.