PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 12/31/07 09:40 2 pgs
Fees:13.00 Taxes:684.50
20071231-0148739

W & I Ref:(dm) Title No: 49085
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John W. Capito Lesli J. Hughes 3457 Chandler Cove Way Antioch, Tennessee 37013	Bank of America 200 S. College Street Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 173160A10400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher A. Carpin Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John W. Capito and Lesli J. Hughes, as joint tenants with rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Hidden Creek, Phase I, Section I, Phase 2 and Phase 3, Section of record in Doc. No. 20030213-0020016, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Carpin, Jr., an unmarried man by deed from Beazer Homes Corp., a Tennessee Corporation, dated August 5,2005 and recorded on August 10, 2005 of record in Doc. No. 20050810-0095081 Register's Office for Davidson County, Tennessee.

Donna Carpin, spouse of Christopher Carpin, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030213-0020016 as amended by Surveyors Certificated of Correction in Doc. No. 20031120-0169641 and Doc. No. 20030331-0042208 said Register's Office, which Plan shows a 20 foot minimum building setback line from Chandler Cove Way, together with a designated building site, a 5 foot public utility and drainage easement along each side line and a 10 foot easement for public utility and drainage along the rear line. And a 20 foot easement for public utility and drainage purposes along the front line of said lot. And a 100 year flood limit line along the rear line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020514-0059176, Doc. No. 20030313-0033781, Doc. No. 20050308-0025065, By-Laws in Doc. No. 20030303-0027389, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3457 Chandler Cove Way, Antioch, Tennessee 37013

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 2007.

Christopher A. Carpin Jr.

Donna Carpin

State of TENNESSEE
County of DAVIDSON

On this 28th day of December, 2007 , before me the undersigned authority, personally appeared Christopher A. Carpin Jr. and Donna Carpin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Sworn and subscribed before me this the 28th day of December, 2007

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public