Davidson County DEEDWARR
Recvd: 01/09/08 13:33 2 pgs
Fees:13.00 Taxes:381.10
20080109-0002787

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Subscribed and sworn to before me, this 31st day of ~~December 2007~~ 2nd January, 2008.

Notary Public
My commission expires: 8-23-11

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO
PREPARED BY
BANKERS
ROW CORP
WAY
BRENTWOOD TN 3702

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah L. Carpenter 4906 Raywood Lane Nashville, TN 37013	Crown Mortgage Services 812 Wren Road Goodlettsville, TN 37072	147-16-75.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Music City Homes, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sarah L. Carpenter,** a single woman , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING LOT NO. 356 ON THE PLAN OF FAIRLANE PARK - SECTION 3, WHICH IS OF RECORD IN BOOK 2331, PAGE 145 AND 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MAP 147-16 PARCEL 75. PROPERTY ADDRESS: 4906 RAYWOOD LANE, NASHVILLE, TN 37211

BEING PART OF THE SAME PROPERTY CONVEYED TO MUSIC CITY HOMES, LLC BY DEED FROM CHARLES L. SMITH, RECORDED ON THE 17TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070117-0006951, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING ALSO THE SAME PROPERTY CONVEYED TO CHARLES L. SMITH BY DEED FROM JESSE S. TAYLOR ET UX LORENE H. TAYLOR, RECORDED THE 10TH DAY OF SEPTEMBER, 1979, IN BOOK 5495, PAGE 403, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following: 1) Taxes for the year of 2007 a lien, due and payable, but not delinquent. 2) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. 3) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRLANE PARK, as recorded in Plat Book 2331, Page(s) 145 and 146, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 4) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2498, Page 571 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 5) The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy). All of record in the register's office for Davidson County, Tennessee.

The following deed(s) affecting said land were recorded within Twenty four (24) months of the effective date of this commitment: Warranty Deed recorded in Book 5495, Page 403.

This property is improved property known as 4906 Raywood Lane, Nashville, TN 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 31st day of December, 2007.

Music City Homes, LLC

BY: _____

Glen Whitfield, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Glen Whitfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of Music City Homes, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 31st day of December, 2007.

_____
Notary Public

My commission expires: 02-13-2010

KELLI A. BROWN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 02-13-10

FILE NO: TN2007110621