BILL GARRETT, Davidson County
Trans: T20090022037 DEEDWARR
Recvd: 04/03/09 08:31 2 pgs
Fees: 13.00 Taxes: 732.23

20090403-0030078

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 200
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2009

Notary Public:

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

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:
Benjamin M. Carter	Franklin American Mortgage Company	Parcel ID:
7041 Calderwood Drive	501 Corporate Centre Dr.; Ste 400	181030A09800CO
Cane Ridge, TN 37013	Franklin, TN 37067	

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

Bryan James Phillips and wife, Kathryn Elizabeth Phillips

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Benjamin M. Carter and wife, Lindsay D. Carter
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. 98, on the Plan of Section Four, Indian Creek Estates, of record in Plat Book 11700, Page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bryan James Phillips and wife, Kathryn Elizabeth Phillips, by deed from Tanja M. Hunter, unmarried, of record in Instrument 20060531-0063535, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10752, Page 553; Book 11708, Page 575; Instrument 200007270074152; Book 11033, Page 509; and Instrument 200007270074153, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 15, said Register's Office; (3) PUD Boundary of record in Plat Book 9700, Page 391, said Register's Office; (4) Cemetery Easement of record in Book 5059, Page 374, and Book 6549, Page 403, said Register's Office; (5) Storm Water Detention Agreement of record in Book 10729, Page 380, said Register's Office.

The signature of Bryan James Phillips and wife, Kathryn Elizabeth Phillips is signed by their duly appointed Attorney-in-Fact, Paul Russell, pursuant to the Power of Attorney of record in Instrument 20090403-0030077, said Register's Office.

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 7041 Calderwood Drive, Cane Ridge, 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 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 26th day of March, 2009.

Bryan James Phillips by P.R. Attorney in fact
Bryan James Phillips
By: Paul Russell, as Attorney-in-Fact

Kathryn Elizabeth Phillips by P.R. Attorney in fact
Kathryn Elizabeth Phillips
By: Paul Russell, as Attorney-in-Fact

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, Paul Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Bryan James Phillips and Kathryn Elizabeth Phillips as their Attorney in Fact as the free act and deed of the within named Bryan James Phillips and Kathryn Elizabeth Phillips.

Witness my hand and official seal at Nashville, Tennessee the 26th day of March, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.