NEW OWNER:
ALICE CARPENTER
804 CRESCENT HILL PLACE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 09-0515

Map 08308005100

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20090034374 DEEDWARR
Recvd: 05/26/09 10:56 3 pgs
Fees:18.00 Taxes:702.63
20090526-0047997

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars ($189,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES T. HAINES** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ALICE CARPENTER and husband, JOSEPH CARPENTER**, ("Grantee"), as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 56 on the plan of Rosewood Heights, Section II, as of record in Book 2133, page 57, Register's Office for said County. Said Lot No. 56 is described as follows:

BEGINNING at a point on the southerly margin of Crescent Hill Road, the common corner of Lots Nos. 55 and 56; thence with the line between said lots, southwesterly 341.6 feet to a point in the northerly line of Lot No. 52; thence with the line between Lots Nos. 52 and 56, easterly 133.6 feet to a point; thence northerly 113 feet to a point; thence easterly 60.4 feet to the common corner of Lots Nos. 56 and 57; thence with the line between said lots, northerly 189 feet to the southerly margin of Crescent Hill Road; thence with the margin of said road, westerly 108 feet to the beginning.

Being the same property conveyed to Charles T. Haines by deed from Willie M. Phillips and wife, Ina C. Phillips, dated April 25, 2003, and of record in Instrument #20030522-0070350, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **804 CRESCENT HILL PLACE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 534, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, ELEANOR HAINES, wife of the said Charles T. Haines, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, her heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 11th day of May, 2009.

Charles T. Haines

CHARLES T. HAINES

Eleanor Haines

ELEANOR HAINES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES T. HAINES and wife, ELEANOR HAINES**, 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 office this 11th day of May, 2009.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$189,900.00** .

AFFIANT

Sworn to and subscribed to before me this 11th day of May, 2009.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY