Bk/ 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20100002296 DEEDWARR
Recvd: 01/12/10 14:00 3 pgs
Fees:18.00 Taxes:481.00
20100112-0002921

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2010.

Notary Public

My commission expires:

RUBYE RAINEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

Name and Address of New Owner:

Paul Russell and Christine D. Carpenter
932 Cherry Plum Court
Nashville, TN 37215
24289

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

232 Hillsboro Place
Nashville, Tennessee 37215

Map and Parcel:

117-3D 232 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAUL R. CARPENTER AND WIFE, JULIE D. CARPENTER, and PAUL RUSSELL CARPENTER, a married man,** hereinafter called "**GRANTORS,**" have bargained and sold,

and by these presents do transfer and convey unto **PAUL RUSSELL CARPENTER AND WIFE, CHRISTINE D. CARPENTER,** as tenants by the entireties, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 232, Hillsboro Station Condominiums, of record in Plat Book 6250, page 752, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul R. Carpenter and wife, Julie D. Carpenter, and Paul Russell Carpenter, a married man, by Quitclaim Deed from Paul R. Carpenter of record as Instrument No. 20020918-0113763 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville and Davidson County property taxes for 2010, which have been prorated between the parties and assumed by Grantees.

2. All matters shown on the Plan of record in Plat Book 6250, page 752, Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Hillsboro Station Condominiums of record in Book 6740, page 37, Register's Office for Davidson County, Tennessee.

4. Subject to the rights of others in and to the common areas.

5. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantees understand that Grantors are conveying all their right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 11th day of January, 2010.

PAUL R. CARPENTER

JULIE D. CARPENTER

PAUL RUSSELL CARPENTER

STATE OF TENNESSEE|
COUNTY OF WILLIAMSON|

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named PAUL R. CARPENTER AND WIFE, JULIE D. CARPENTER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

NOTARY PUBLIC Rubye Rainey My Commission Expires March 12, 2011 STATE OF TENNESSEE

My commission expires:

STATE OF TENNESSEE|
COUNTY OF WILLIAMSON|

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named PAUL RUSSELL CARPENTER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

NOTARY PUBLIC Rubye Rainey My Commission Expires March 12, 2011 STATE OF TENNESSEE

My commission expires:

F:\Rubye\wd condo carpenter to carpenter.doc