THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31374-08-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $66,500.00. Affiant Subscribed and sworn to before me this 6th day of November, 2013. Notary Public My Commission Expires: _____

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joseph L. Carpenter and Alice Carpenter 804 Crescent Hill Place Nashville, TN 37206	New Owner	Map and Parcel No.: 082 040 38400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Calvin Holmes**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph L. Carpenter and wife, Alice Carpenter** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 909 Petway Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of November, 2013.

Calvin Holmes

BILL GARRETT, Davidson County
Trans:T20130095178 DEEDWARR
Recvd: 11/07/13 09:59 2 pgs
Fees:13.00 Taxes:246.05
20131107-0115505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Calvin Holmes**, 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 for the purposes therein contained.

Witness my hand at office this 6th day of November, 2013.

Notary Public for the State of Tennessee

My Commission Expires: _____

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being the west 17 1/2 feet of Lot No. 5 and the east 32 1/2 feet of Lot No. 6 on the map of James Burns' Subdivision of record in Book 421, page 40, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 50 feet on the north side of Petway Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Calvin Holmes by quitclaim deed dated January 23, 2002 from Patricia Holmes of record in Instrument No. 20020124-0010020, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien not yet due and payable.
2. All matters appearing on the Plan of record as Book 421, page 40, Register's Office for Davidson County, Tennessee.