BOOK 9533PG145

13015

This instrument prepared by:
J.P. Barfield
Attorney at Law
Suite 223, Cavalier Bldg.
Nashville, TN 37205

3459 11/30 0101 03CHECK 131.40

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Charles R. Mungovan, and wife, Juliette Thompson-Mungovan 224 Hicks Road Nashville, TN 37221	Same	Map 169 P/O 10

FOR AND IN CONSIDERATION of the sum of ten ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

SHANDRY S. CARTWRIGHT, a single female, ("Grantor") has bargained and sold by these presents does transfer and convey unto Charles R. Mungovan and wife, Juliette Thompson, ("Grantees"), their successors and assigns certain tracts of land located in Davidson County, Tennessee and described as follows (the "property") tracts of land in Davidson County Tennessee described as follows: to-wit:

Tract I: The westerly portion of Tract No. 2 on the unrecorded survey and plat made by C.E. Greek, III, on July 23, 1975, and revised on April 23, 1976, and earlier dates, beginning at a point, being the southwesterly corner on the portion of said Tract No. 2 conveyed by separate deed this date to Mary Elizabeth Smith, being a point in the northerly margin of Old Harding Road N84 degree 34' W 190' from a post in the margin of Old Harding Road and State Route 100; thence N84 degree 34' W234.47' to a point in the northerly margin of Old Harding Road; thence with the line dividing the said land from the land of the Phillip Brown estate, N52 degree 25' W 432.95' to a point; thence N2 degree 10' W 550.94' to a tree; thence with the line dividing said lands from the lands of Patrick Slate N7 degree 23' E 1194.68' to a point in the line dividing the said lands from the lands of Patrick Slate; thence for two calls along the westerly margin of that portion of Tract No. 2 conveyed this date to Mary Elizabeth Smith S22 Degree 16' E 1264.12' to a point; thence S2 degree 23' W 852.54' to the point of beginning: containing 19.0 acres, more or less.

Being part of the same property conveyed to Shandry S. Cartwright, by Affidavit Of Heirship from William H. Smith, Executor of the estate of Walter Samuel Smith of record in Book 8797, page 316, Register's Office for Davidson County, Tennessee.

Tract II: Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee and bound in general by Maddux, Harpeth Valley utilities District and Smith on the north, Smith on the east, Old Harding Road on the south and Lewis Road on the west, and more particularly described by a survey of C.K. McLemore dated September - October, 1983, as follows:

Beginning at an iron pin in the northerly margin of Old Harding Road at the southwest corner of Walter Smith as described in Book 5042, page 569, RODC, thence with the following three calls along the northern margin of Old Harding Road; North 84 degrees 07 minutes West 500.0 feet; North 85 degrees 18 minutes West 145.0 feet and North 71 degrees 07 minutes West 37.0 feet to the east margin of Lewis Road, thence with said margin, North 39 degrees 14 minutes West 56.4 feet to an iron post, the southwest corner of Maddux, thence with his southern line.South 76 degrees 37 minutes East 85.13 feet to an iron post, thence North 58 degrees 37 minutes East with Maddux's and Harpeth Utilities District, 354.75 feet to Smith's west line, thence with his west line, South 49 degrees 02 minutes East 432.95 feet to the point of beginning and containing 1.98 acres, more or less.

Being part of the same property conveyed to Walter S. Smith, by Chancery Court Deed from Christina Norris, Clerk and Master of the Chancery Court for the State of Tennessee, of record in Book 6489, page 35, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restriction and encumbrances of record.

The Grantee acquires title to the said tract of land subject to all zoning regulations.

The Grantee acquires title to this tract of land subject to all visible easements, if any, for utilities including poles, wires, lines, guys, anchors and other facilities and also subject to the rights if any, of others in any roads or highways that may be on this property and subject to the right, title and interest, if any, of others in that portion of the premises embraced within the bounds of any streets, roads or highways. Property acquired by the Harpeth Valley Utilities District of Davidson and Williamson Counties of Tennessee by deed of record in Book 5407, page 54 of the Register's Office for Davidson County, Tennessee encroaches 20 feet on the northwesterly line of this tract.

Being the same property as the estate of Walter Samuel Smith in Davidson County, Tennessee, as described in deeds of record in Book 5042, page 569, and Book 6489, page 34, Register's Office, Davidson County, Tennessee, and by Disclaimer of Interest in Decedent's Estate of record in Book 8271, page 476, Register's Office, Davidson County, Tennessee.

This is unimproved property.

The actual consideration for recording purposes is $32,000.00

TO HAVE AND TO HOLD said Property, together with all the appurtenances, estate, title, and interest thereto belonging to the said Charles R. Mungovan and wife, Juliette Thompson-Mungovan, their successors and assigns forever, and Shandry S. Cartwright, does covenant with said Charles R. Mungovan and wife, Juliette Thompson-Mungovan that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise noted hereinabove.

And Shandry S. Cartwright does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to said land to the said Charles R. Mungovan and wife, Juliette Thompson-Mungovan, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Deed has been executed this 29th day of November, 1994.

BY: Shandry S. Cartwright
Shandry S. Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $32,000.00

Subscribed and sworn to before me, this the 29th day of November, 1994.

Charles R Mungovan
AFFIANT
Juliette Thompson Mungovan

[illegible]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-19-96
(AFFIX SEAL)

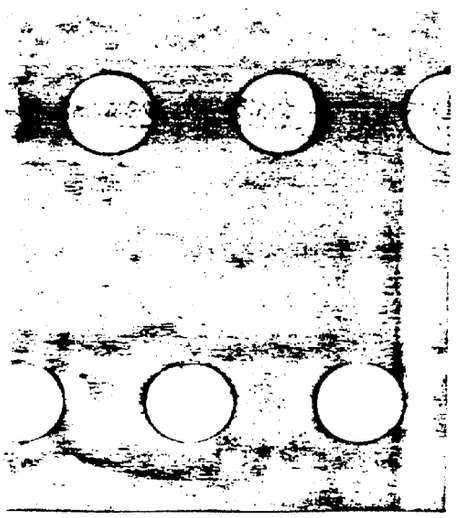
STATE OF TENNESSEE
COUNTY OF DAVIDSON

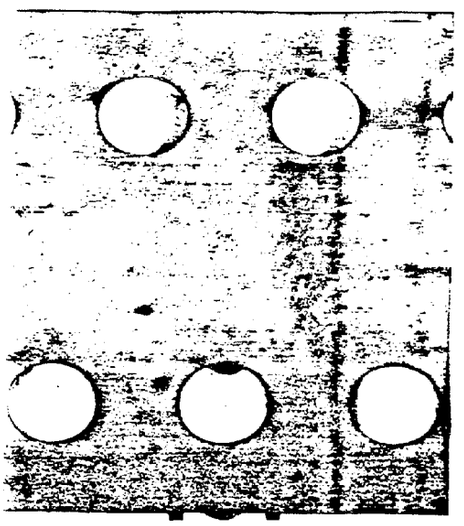
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shandry S. Cartwright, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath, acknowledged herself to be the within named bargainor and that she as such executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Office at Nashville, Tennessee, this the 29th day of November, 1994.

[illegible]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-19-96





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9533 PG 148

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 12.00
TOTAL 131.40
CHECK 131.40

11/30/94 01 15:00 0001 8459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13015
IDENTIFICATION REFERENCE
94 NOV 30 PM 3:00
REGISTER
DAVIDSON CO. TN.

No. 858487