Realty 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: ~~May 16, 1999~~ 10/26/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MICHAEL I. BATES
WILLIAMSON CO., TENN.

BOOK 11160 PAGE 883

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy B. Cartwright (NAME)	New America Financial, Inc. (NAME)	133-02-011
3111 Wingate Avenue (ADDRESS)	4840 Roswell Road, D-200 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Atlanta, GA 30342 (CITY) (STATE) (ZIP)	

FOR AND 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, Tamara Ruth Abney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy B. Cartwright and wife, Robert H. Cartwright

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:

Land in Davidson County, TN, being Lot No. 26 on the Plan of William Lee's Subdivision of the Roth Property, of record in Book 1130, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tamara Ruth Abney by deed from Dorothy A. Abney of record in Book 7639, Page 775, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 1300, Page 572, and all matters shown on the Plan of Record.

98 OCT 19 PM 1:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0501332

unimproved ( )
This is improved (X) property, known as 3111 Wingate Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of October 19 98

X Tamara Ruth Abney, by Leslie Kruse, attorney in fact

Tamara Ruth Abney, by Leslie Kruse, attorney in fact
Power of Attorney of record in Book 11071, Page 216, Register's Office for Davidson ~~County, TN~~

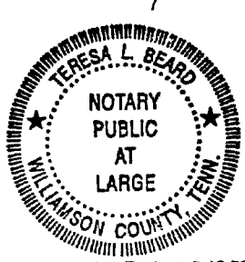
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Kruse, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Tamara Ruth Abney and that she is authorized by her to execute this instrument on her behalf.

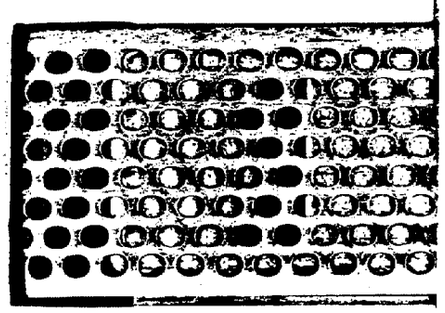
Witness my hand and seal at Brentwood, TN, this 15th day of October, 1998.

Notary Public

My commission expires: 05/16/99



5085 10/19 0101 03CHECK 343.63



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

RECEIVED OF _____

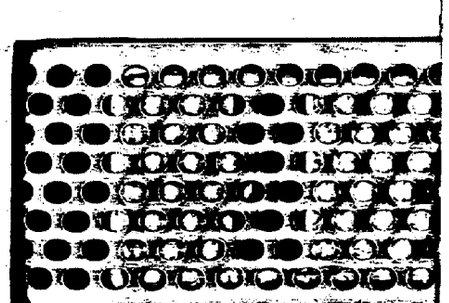
FOR _____

BOOK 11160 PAGE 885

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 89900.00
				CON TX 332.63
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 343.63
				CHECK 343.63
			10/19/98 01	13:39 0001 5085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0501332
IDENTIF. ◄ REFERENCE

98 OCT 19 PM 1:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360301