PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

W & I Ref: (gj) Title No: 41329
Dav. Co. File: Box 8

BOOK 11748 PAGE 609

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00009437

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brent Cartwright Phyllis A. Cartwright 2909 Parthenon Avenue Nashville, TN 37203	SAME

TAX MAP-PARCEL NUMBERS: 092-14-053

1954 11/10 C101 03CHECK 847.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 225000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Moulthrop and spouse, Mariann L. Yeager,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent Cartwright, unmarried and Phyllis A. Cartwright, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Revised Map of West End Park of record in Plat Book 421, Page(s) 82 & 83, Register's Office for said County.

SAID Lot No. 58 fronts 75 feet on the southeasterly margin of Parthenon Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Robert A. Mouthrop and spouse, Mariann L. Yeager by deed from Marie C. Boyd, unmarried, Robert J. Boyd, Jr., John Patrick Boyd, and William Jay Boyd of record in Book 11530 Page 582, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 82 & 83, said Register's Office.

This instrument is executed on behalf of Mariann L. Yeager by Robert A. Moulthrop as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2909 Parthenon Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of November, 1999.

Robert A. Moulthrop

MARIANN L. YEAGER ATTY-IN-FACT

Mariann L. Yeager, By: Robert A. Moulthrop, Atty-In-Fact

State of Tennessee
County of Davidson

On this 16th day of November, 1999, before me the undersigned authority, personally appeared **Robert A. Moulthrop**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 7/[illegible]

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225000.00

Affiant

Sworn and subscribed before me on the 16th day of November, 1999.

My Commission Expires: 11-18-01

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert A. Moulthrop**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mariann L. Yeager**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of November, 1999.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/22/2001

EXHIBIT "A"
To
WARRANTY DEED

FROM: Robert A. Moulthrop and Mariann L. Yeager

TO: Brent Cartwright and Phyllis A. Cartwright

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robert A. Moulthrop, Affiant

Sworn to and subscribed before me this

16th day of November, 1999.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/22/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11748 PAGE 612

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0638937

9:19 AM 10:23

MAMT
225000.00
ERR CO
MAMT
225000.00-
CAMT
225000.00
CON TX 832.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 847.50
CHECK 847.50

11/19/99 01 10:30 0001 2954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540613