WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Tony L. Cartwright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2000.

Notary Public

My Commission Expires: 10/22/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Carole L. Cartwright and Tony L. Cartwright 3925 Calumet Drive Antioch, TN 37013	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 150-14-0-A Parcel 057.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **ANN NOLEN KEY, UNMARRIED**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **CAROLE L. CARTWRIGHT AND TONY L. CARTWRIGHT, WIFE AND HUSBAND**, hereinafter called Grantee, 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, Tennessee, being Lot No. 57 on the Plan of Calumet, Phase 3 of record in Book 9700, page 13, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ann Nolen Key, Unmarried, by warranty deed from James T. McClean, Sr.,Unmarried, of record in Book 9964, Page 792, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

All matters of record in Book 9700, page 13, Register's Office for Davidson County, Tennessee.

Storm Water detention Agreement of record in Book 7538, page 676, Register's Office for Davidson County, Tennessee.

HOA charter of record in Book 7572, page 594 and in Book 7682, page 564, Register's Office for Davidson County, Tennessee.

Restrictions covenants of record in Book 7566, page 664 and in Book 9751, page 92, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as **3925 Calumet Drive, Antioch, TN 37013.**

N52657

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 person 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 28th day of July, 2000.

Ann Nolen Key By Brenda Wilson-Lowery, Atty in fact

Ann Nolen Key
By Brenda Wilson-Lowery her Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Brenda Wilson-Lowery, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Ann Nolen Key and who acknowledged that he executed the same as the free act and deed of the said Brenda Wilson Lowery by virtue of the Specific Power of Attorney, duly executed by the Ann Nolen Key.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of July, 2000.

Notary Public

My commission expires: 10/22/01