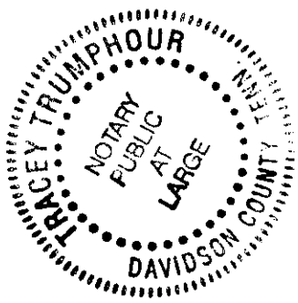
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

X James A. Spoon Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/02/01 10:50 2pgs
Fees:11.00 Taxes:407.00

20010302-0019731

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Spoon Sr.	Countrywide Home Loans, Inc.	MAP 95
(NAME) 2321 Sweetwood Road	(NAME) 155 N. Lake Avenue P.O. Box 7137	GROUP 03-0
(ADDRESS) Nashville, TN 37214	(ADDRESS) Pasadena California 91109-7137	PARCEL 74
(CITY) (STATE) (ZIP)	(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,

ANN M. CARTWRIGHT, A WIDOW

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES A. SPOON, SR., A SINGLE PERSON

, 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:

Being Lot No. 127 on the Plan of Merry Oaks, as of record in Plat Book 1835, Page 67 & 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to W. A. Cartwright and Wife, Ann M. Cartwright by deed from j. w. Cooke, Jr. and wife, Laura W. Cooke of record in Deed Book 4281, page 82, Register's Office for said County. The said W. A. Cartwright having since deceased leaving Ann M. Cartwright as surviving spouse

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2321 Sweetwood Road, Nashville, TN 37214

(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/our hand(s) this 26th day of February, 2001.

Ann M. Cartwright,

by Durand B. Hite, Jr. Atty in fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 26th day of February, 2001, before me personally appeared Durand B. Hite, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ann M. Cartwright, and who acknowledged that she executed the same as the free act and deed of the said Ann M. Cartwright by virtue of that Power of Attorney, duly executed by the said Ann M. Cartwright and appearing of record simultaneously herewith, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 26th day of February, 2001

My Commission Expires: 3/23/02 ~~August 8, 2004~~

Notary Public

File Number2102155
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

NOTARY PUBLIC TRACEY TRUMPHOUR