This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
William F. Robertson, Jr.
8672 Poplar Creek Rd,
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP **140**
GROUP
PARCEL **63**

Davidson County DEEDWARR
Recvd: 02/14/02 10:09 3pgs
Fees:18.00 Taxes:170.20
20020214-0019623

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas M. Cartwright and wife, Maerietta F. Cartwright** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **William F. Robertson, Jr.**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" for complete legal description and derivation clauses.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is unimproved property known as 8672 Poplar Creek Rd., Nashville, Tennessee 37221.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 6th day of February, 2002.

Thomas M. Cartwright

Maerietta F. Cartwright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas M. Cartwright and wife, Maerietta F. Cartwright**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of February, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $46,000.00.

William F Robertson, Jr.
AFFIANT

Subscribed and sworn to before me on this 6th day of February, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

Exhibit A

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job #950094, and amended on Plat of record in Instrument#200202010014308

Tract 1: Being Tract 16 of the aforementioned survey, and

Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easement, said point of beginning being the Southern most common corner of Tracts 15 and this Tract 16, said point of beginning also lying in the Northerly line of Tract 19 as shown on the plan of the Heath Property, division not of record; thence, with the line of Tract 15, North 34 degrees, 40', 12", West 958.22' to an iron pin set in the Southerly line of Tract 17 of said Division; thence, with the Southerly line of Tract 17, South 85 degrees, 50', 32", East 543.68' to an iron pin; thence, leaving the line of Tract 17 and with the Easterly line of a 50' joint use ingress, egress and public utility easement and with the original property line of the Heath Property, the following three calls: South 07 degrees, 22', 27", East 34.10' to an iron pin; thence, South 39 degrees, 15', 48", East 362.74' to an iron pin; thence South 04 degrees, 24', 36", West 294.56' to an iron pin, the Northeastern corner of Tract 19 of said Heath Property Division; thence, with the line of Tract 19, North 82 degrees, 08', 12", West 32.02' to an iron pin in the center of the aforesaid 50' joint use ingress, egress and public utility easement; thence, with the center of said easement and with the Northerly line of Tract 19, South 50 degrees, 41', 36", West 228.42' to the point of beginning, containing 7.19 acres, more or less.

Included in the above described Tract is that portion or portions of said 50' joint use ingress, egress and public utility easement. In addition to that easement, is a 15' public utility easement that lies immediately adjacent to and West of said joint use easement.

Being the same property conveyed to Thomas M. Cartwright and wife, Maerietta F. Cartwright by deed from Lloyd Franklin Greene, unmarried, of record in Book 9978, page 371, Register's Office of Davidson County, Tennessee.

Tract#2:

Beginning at a point in the center of Poplar Creek Road, being the southeast corner of the Gibson property of record in Book 5324, page 571, Register's Office for Davidson County, Tennessee; thence North 28 degrees 59 min. 32 sec. East 74.32 feet to an iron pin; thence North 18 deg.54 min.48 sec. West 347.81 feet to an iron pin; thence North 14 deg.53 min.8 sec. West 60.18 feet to an iron pin; thence North 14 deg.39 min.36 sec. East 56.80 feet to an iron pin; thence North 73 deg. 14 min. 36 sec. East 58.70 feet to an iron pin in the westerly margin of the Walker property of record in Book 6720, page 102, RODC; thence with said Walker property South 6 deg. 35 min. 51 sec. West 102.85 feet to an iron pin, being the northwest corner of Tract 1 of the Goodall Bailey Division, section 1; thence with said Tract 1 South 18 deg. 54 min. 48 sec. East 382.34 feet to an iron pin; thence South 28 deg. 59 min. 32 sec. West 88.38 feet to a point in the center of Poplar Creek Road; thence with the center of Poplar Creek Road North 70 deg. 16 min. 1 sec. West 50.66 feet to the point of beginning; all according to a survey by Randolph L. Chatelaine, RLS#1444, dated May 29, 1985.

Said property is conveyed subject to such utility easements and easements for ingress and egress which may affect the property and subject to the right of way for Poplar Creek Road.

Being the same real property conveyed to Thomas M. Cartwright and wife, Maerietta F. Cartwright in Book 9842, page 992, RODC. The Cartwrights were conveyed a 1/21 interest in the aforedescribed property by quitclaim deed from Lloyd Franklin Greene, unmarried, to Larry K. Watts, et al, of record in Book 9842, page 992, Register's Office of Davidson County, Tennessee.