State of Tennessee, County of WILLIAMSON
Received for record the 18 day of
MARCH 2002 at 12:11 PM. (RECH 465432)
Recorded in official records
Book 2410 Pages 545- 546

Davidson County DEEDWARR
Recvd: 03/19/02 12:56 2pgs
Fees:12.00 Taxes:0.00
20020319-0034051

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of March, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES AUG. 14, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
James M. Cartwright and Alice A. Cartwright
1621 Old Hickory Boulevard
Brentwood, Tennessee 37027

Notebook 68 Page 479
State Tax $ 2035.00 Clerks Fee $ 1.00
Recording $ 12.00 Total $ 2048.00
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 80-C-63

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Larry I. Beckwith and wife, Jamie C. Beckwith** hereinafter referred to as Grantors, hereby transfers and conveys to **James M. Cartwright and wife, Alice A. Cartwright** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of Land in Williamson and Davidson County, State of Tennessee, described as follows: to-wit:

Land in Williamson and Davidson County, Tennessee, being Lot No. 61 on the Plan of Derby Glen Close, as of record in Plat Book 21, page 2, Register's Office for Williamson County, and in Plat Book 6250, Page 90, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description.

Being the same property conveyed to Larry I. Beckwith ans wife, Jamie C. Beckwith by Warranty Deed from R. Scott Dougall and wife, Patricia L. Dougall, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 21, Page 2, and Plat Book 6250, Page 90, Register's Office for Williamson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 473, Page 328, Book 7547, Page 503, re-recorded 7549, Page 568, Register's Office for Williamson County, Tennessee.

4. Charter of record in Book 771, Page 388, and 7749, Page 753, Register's Office for Williamson County, Tennessee.

5. Any and all visible easements lying on or across the property.

6. Rights or claims of parties in possession not shown by the public records.

7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1621 Old Hickory Boulevard, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 March, 2002.

Larry I. Beckwith

Jamie C. Beckwith

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 Larry I. Beckwith and wife, and Jamie C. Beckwith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2002.

Notary Public

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES AUG. 14, 2005

04989-MD