WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carl W. Cartee	Wells Fargo Home Mortgage	Map 172
2312 Peak Hill Cove	4456 Corporation Lane	Group 12-0-B
Nashville, TN 37211	Virginia Beach, VA 23462	Parcel 62 CO

FOR AND IN 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 Jean D. Wood, unmarried hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Carl W. Cartee and wife, Heather L. Cartee 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. 154, on the Plan of Section Five, Bradford Hills, of record in Plat Book 7900, Pages 287 & 288, Register's Office for Davidson, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jean D. Wood, unmarried, by deed from Roger M. Miller and wife, Donna J. Miller of record in Instrument 20001003-0097519, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 8069, Page 170; Book 8372, Page 902; Book 8071, Page 531, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 287 and 288, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2312 Peak Hill Cove, Nashville, TN 37211

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 hand this 25th day of March, 2004.

Jean D. Wood

Davidson County DEEDWARR
Recvd: 04/06/04 13:26 2pgs
Fees:13.00 Taxes:884.50
20040406-0038923

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 Jean D. Wood, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2004.

My Commission Expires: ~~01/29/05~~
3/31/07

NOTARY PUBLIC

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.