WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/04 13:37 2pgs
Fees:13.00 Taxes:488.40

20040506-0051948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-27-

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valentin A. Lupescu	Countrywide Home Loans	147-15-163
(NAME)	(NAME)	
523 Southcrest Drive	PO Box 10423	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Van Nuys, CA 91410-0423	
(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, Lucille M. Cartwright and husband, Marvin B. Cartwright, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valentin A. Lupescu and wife, Jennifer L. Lupescu, 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:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Whispering Hills, Section 1, of record in Plat Book 2331, Page 83, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Grady Fletcher and wife, Lucille Fletcher, by Warranty Deed dated October 18, 1968, from Cheek and Jones, Inc. of record in Book 4284, Page 390, Register's Office for Davidson County, Tennessee. The said Grady Fletcher and wife, Lucille Fletcher having since divorced and pursuant to Final Decree dated April 2, 1973, Docket No. 67371 of the Circuit Court of Davidson County, Tennessee, the said Grady Fletcher having been divested of his interest in said property. Certified Copy of Final Decree recorded prior hereto in Instrument No. 20040506-0051947 Register's Office for Davidson County, Tennessee. Said Lucille Fletcher is one and the same as Lucille M. Cartwright.

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

unimproved ☐

This is improved ☒ property, known as 523 Southcrest Drive, Nashville, TN 37211

(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 our hands this 26th day of March, 2004.

Lucille M. Cartwright

Lucille M. Cartwright

Marvin B. Cartwright

Marvin B. Cartwright

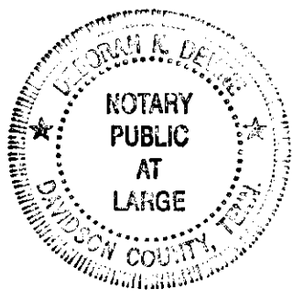
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucille M. Cartwright and Marvin B. Cartwright, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2004.

Commission expires: November 27, 2004



Deborah K. Devine

Deborah K. Devine Notary Public