WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/04 10:01 2pgs
Fees:13.00 Taxes:540.20

20040809-0095592

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN

MY COMMISSION EXPIRES MARCH 14, 2007

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:
Antonio A. Cartwright	nBank, N.A.	Map 041
4080 Havendale Drive	P.O. Box 1175	Group 04-0
Nashville, TN 37207	Commerce, GA 30529	Parcel 077

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

Martha W. Stratton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Antonio A. Cartwright

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. 107, on the Plan of Dalemere Subdivision, Section 5, of record in Book 3600, Page 19, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Martha W. Stratton by deed from George H. Coffin, Jr. and wife, Leatrice C. Coffin, of record in Instrument 20001030-0107333, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3616, Page 573, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3600, Page 19, 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 4080 Havendale Drive, Nashville, TN 37207

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 30th day of July, 2004.

Martha W. Stratton
Martha W. Stratton

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 Martha W. Stratton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2004.

My Commission Expires: ~~01/29/05~~

11/26/08

Notary Public

NOTARY PUBLIC AT LARGE
ANITA LESTER
DAVIDSON COUNTY, TENN.