Record 1st Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/04 11:43 2pgs
Fees:13.00 Taxes:536.50
20040819-0100318

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00**.

Affiant

Subscribed and sworn to before me this 16 day of AUGUST, 2004

Notary Public
My Commission Expires
(Affix Seal)

RETURN TO:

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paskel L. Burton	Franklin American Mortgage	004-00-0-126.00
8157 Lain Hollow Road	501 Corporate Centre Drive, Suite 400	
Joelton, TN 37080	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Moody Cartwright and wife, Tracy Anglea Cartwright**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paskel L. Burton and Michelle L. Burton, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in Davidson County fronting 132.55' on the north side of Lain Hollow Road, east of Whites Creek Pike, being Lot #3 of Angel Acres Subdivision, Section 2, of record in Plat Book 6200, page 64, R.O.D.C., containing 2.77 acres.

Being the same property conveyed to William Moody Cartwright and wife, Tracy Anglea Cartwright, by deed from James M. Anglea and wife Dorothy Anglea, on April 4, 1990, of record in Book 8081, page 424, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6200, page 64, Register's Office Davidson County, Tennessee.

This is improved property known as: **8157 Lain Hollow Road, Joelton, TN 37080**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 16, 2004.

William M. Cartwright

Tracy A. Cartwright

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Moody Cartwright and wife, Tracy Anglea Cartwright** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 16, 2004

My commission expires: _____

Mark Mahoney

Notary Public

