WARRANTY DEED	State of Tennessee County of DAVIDSON
Return to: **All-Star Title, Inc.** 120 **Donelson Pike, Ste 201** **Nashville, TN 37214** Ph: (615) 883-5883 **Fax:** (615) 883-7543	The actual consideration or value, whichever is greater, for this transfer is **$112,000.00.** Affiant Subscribed and sworn to before me, this the 20th day of August, 2004. Notary Public My commission expires: 5/20/06 (~~AFFIX~~ SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert H Cartwright **Peggy B Cartwright**	**Union Planters Bank**	**086-16-092.00**
4276 Valley Grove Drive	**1900 Charles Bryan Road**	
Hermitage TN 37076	**Cordova TN 38016**	

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 ACKNOWLEDGE, WE,

Herbert Goodrich and wife, Yvonne Goodrich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert H Cartwright and Peggy B Cartwright, husband and wife

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. 119, as shown on the map entitled Valley Grove Subdivision, of record in Plat Book 5200, page 583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Herbert Goodrich and wife, Yvonne Goodrich, by Deed from Federal National Mortgage Association aka Fannie Mae, dated 01/27/2004, of record in Instrument No. 200401300011937, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **4276 Valley Grove Drive, Hermitage TN 37076**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **20th** day of **August, 2004.**

Herbert Goodrich by Barry M. Goodrich P.O.A.

Yvonne Goodrich by Barry M. Goodrich P.O.A.

Davidson County DEEDWARR
Recvd: 08/24/04 16:03 2pgs
Fees:13.00 Taxes:414.40

20040824-0102436

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Barry M. Goodrich as Power of Attorney for Herbert Goodrich and Yvonne Goodrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Barry M. Goodrich is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, this the 20th day of August, 2004.

Notary Public

My Commision Expires:
5/20/06

NOTARY PUBLIC AT LARGE