WARRANTY DEED

B-WFHM-04-0723

STATE OF Tennessee
COUNTY OF Davdison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Tina Cartwright
Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Cartwright	Wells Fargo Bank, N.A.	
723 Harpeth Trace Drive (ADDRESS)	4456 Corporate Lane Ste 100 (NAME) (ADDRESS)	143-2-C-27
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT D. OLDHAM, JR., unmarried AND ROBERT D. OLDHAM, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL CARTWRIGHT AND WIFE, TINA CARTWRIGHT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVDISON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 27 on the Plan of Harpeth Knoll of record in Plat Book 5200, Page 764, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert D. Oldham, Jr. and Robert D. Oldham by Deed dated May 3, 1995 and filed for record on May 8, 1995 in Book 9665, Page 940, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 6272, Page 636, Book 8176, Page 699; Conveyance of Common Area of record in Book 6353, Page 228, in the Register's Office for Davdison, Tennessee.

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 6380, Page 201; Electrical Transformer Easement of record in Book 7465, Page 719, all of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 6280, Page 478, Register's Office of said County.

By-Laws filed of record in Book 6280, Page 486, in the Register's Office for Davdison, County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 11/11/04 14:45 2pgs
Fees:13.00 Taxes:444.00

20041111-0136004

unimproved ( )
This is improved (X) property, known as 723 Harpeth Trace Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of October, 2004.

Robert D. Oldham Jr by Robert D. Oldham att fact
Robert D. Oldham, Jr.

Robert D. Oldham

STATE OF Tennessee
COUNTY OF Davdison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Oldham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 21st day of October, 2004, before me personally appeared Robert D Oldham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert D. Oldham, Jr. and who acknowledged that he/she executed the same as the free act and deed of the said ~~instrument~~ Robert D Oldham, Jr. by virtue of that Power of Attorney, duly executed by the said Robert D. Oldham, Jr. on April 19, 2004 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 21 day of October, 2004.

NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903