THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23410-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 9th day of November, 2004. Notary Public My Commission Expires: _____ ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Elizabeth Ann Cartwright 3905 Crestridge Drive Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.118.14-0 Parcel No. 156.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wilfred A. Fischer**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Ann Cartwright, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3905 Crestridge Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of November, 2004.

Wilfred A. Fischer
By Howard K. Sanders, as his Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Howard K. Sanders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Wilfred A. Fischer as his Attorney-In-Fact, and as the free act and deed of the within named Wilfred A. Fischer as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of November, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 11/12/04 15:08 2pgs
Fees:13.00 Taxes:1110.00
20041112-0136496

EXHIBIT "A"

Being Lot No. 80 and the south part of Lot No. 81on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50, and 51, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made by T.R. Sanford, July 9, 1954, as follows:

Beginning at a point in the westerly margin of Crestridge Drive at an iron pin at the corner of Lots 79 and 80; thence with the line between said lots, northwesterly 381.4 feet to an iron pin in the south line of the property of Mary F. Caldwell; thence with her south line, North 81 degrees 28 minutes East 335 feet to an iron pin; and North 79 degrees 30 minutes East 50.1 feet to an iron pin, a corner of Lots No. 80 and 81; thence along Caldwell's east line and along the west line of Lot No. 81, North 9 degrees 36 minutes West 60 feet to an iron pin being the southwest corner of a part of Lot No. 81 that was conveyed to Mary F. Caldwell by deed from Bertha W. Harding, of record in Book 2339, page 235, continuing with said Caldwell's south line, North 80 degrees 24 minutes East 115 feet to an iron pin in the west margin of Crestridge Drive; thence with the margin of the same, southerly around a slight curve, 115.89 feet to an iron pin at the corner of Lots No. 80 and 81 and continuing with the margin of Crestridge Drive, southwesterly 249.86 feet to the point of beginning.

Being the same property conveyed to Wilfred A. Fischer and wife, Tomye H. Fischer by deed dated October 5, 1956 from Bertha W. Harding, a widow of record in Book 2596, page 585, Register's Office for Davidson County, Tennessee. The said Tomye H. Fischer having since died.

This conveyance is made subject to:

1) 2004 County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Restrictive covenants contained in an instrument of record in Book 1786, page 501, amended in Book 1969, page 609, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3) All matters appearing on the Plan of record as Book 1835, pages 49, 50, and 51, Register's Office for Davidson County, Tennessee.