Box 6d Records

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/05 15:08 2 pgs
Fees:13.00 Taxes:325.60

20050112-0004652

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $88,000.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2004

Notary Public
My Commission expires: 11/25/06
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Melvin E. Cartwright	Meritage Mortgage Corporation	071-15-0-351.00
1206 Stockell Street	9300 Southwest Gemini Drive, Suite 100	
Nashville, TN 37207	Beaverton, OR 97008	

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, **Jay Wilfong**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Melvin E. Cartwright, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 91 on the plan of Benedict Land Company's First Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 91 fronts 50 feet on the west side of Stockell Street and extends back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Jay Wilfong, by deed from Greentree Servicing, LLC, on December 19, 2001, of record in Instrument Number 200401020000356, 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 Book 332, page 40, Register's Office Davidson County, Tennessee.
- Property Subject to encroachment as recorded in Book 11393, page 846, Register's Office Davidson County, Tennessee.

This is improved property known as: **1206 Stockell Street, Nashville, TN 37207**

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 December 21, 2004.

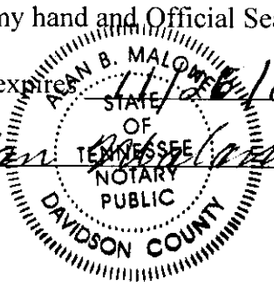
Jay Wilfong

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jay Wilfong** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 21, 2004

My commission expires 11/26/06



Notary Public