H-2120

RECORD & RETURN TO:

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 04/21/05 15:10 2 pgs
Fees:13.00 Taxes:439.78
20050421-0044673

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Robert B. Cartwright 233 Neelys Bend Road Madison, TN 37115	Countrywide Home Loans P.O. Box 10423 Van Nuys, CA 91410-0423	52-1-117 & 118

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 ACKNOWLEDGED, WE,

James G. Fuller, unmarried

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

Robert B. Cartwright, a married man

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:

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1:

Being Lots 1 and 2 on the plan of Madison*Company's Subdivision at Madison, Tennessee, as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee., to which ~~Said Lots 1 and 2 front together 100 feet on the northerly side of Neelys Bend Road between parallel lines 190 feet to a dead line.~~ plan reference is hereby made for a more complete description.

*Realty

Tract No. 2:

Being the westerly 8 feet on Lot No. 1 of Block "A" on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee
Said part of Lot No. 1 fronts on the northerly side of Neelys Bend Road and runs back between Road and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to James G. Fuller, unmarried by Deed of record in Book 11659, Page 922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 233 Neelys Bend Road Madison, TN 37115

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, their heirs and assigns, forever; and we do covenant with 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 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 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 OUR HANDS THIS 15th day of April, 2005

James G. Fuller

James G. Fuller

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, James G. Fuller, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 15th day of April, 2005

K. J. Shelton
Notary Public

My Commission expires July 24, 2007

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,860.00

James G. Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of April, 2005

My Commission Expires: July 24, 2007

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN