Davidson County DEEDWARR
Recvd: 05/16/05 10:18 2 pgs
Fees:13.00 Taxes:913.90

20050516-0054730

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 247,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2005.

Notary Public:

My Commission Expires: 11-25-06

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
James Earl Sullins 3542 Pleasant Valley Road Nashville, TN 37204	New Owner	118-14-136

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Elizabeth Ann Cartwright, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Earl Sullins, a single person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Number 68 on the Map of Longview Manor, Sections One and Two of record in Book 1424, Page 127, Register's Office for said County.

SAID Lot No. 68 fronts 82 feet on the easterly side of Pleasant Valley Road and runs back 224.7 feet on the Northerly line and 231 feet on the Southerly line, to a dead line in the rear, measuring 103.5 feet thereon.

BEING the same property conveyed to Elizabeth Ann Cartwright, by Quitclaim Deed from Marion Hamilton Cartwright, Jr. and Wallace Cartwright, Co-Execurtors of the Estate of Mary Sue Cartwright, deceased, dated November 24, 1994, recorded April 11, 1995, in Book 9642, Page 557, Register's Office fro Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 1424, Page 127, Register's Office for Davidson County, Tennessee.

Easement to Nashville Utility District of Record in Book 1883, Page 521, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **3542 Pleasant Valley Road, Nashville, TN 37204**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 13th day of May, 2005.

Elizabeth Ann Cartwright

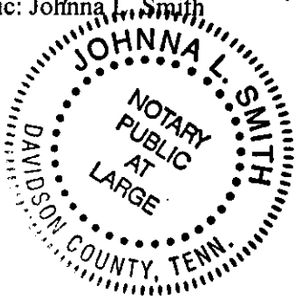
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Elizabeth Ann Cartwright, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal, this 13th day of May, 2005.

Commission Expires: 09/22/07

Notary Public: Johnna L. Smith



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075