Davidson County DEEDWARR
Recvd: 07/08/05 13:22 2 pg
Fees:13.00 Taxes:238.65

20050708-0079320

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $64,500.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2005.

Notary Public
My commission expires: 11/27/06

06-0506-71792

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gene Cartwright	Guaranty Trust Company	081-07-0
1904 10th Avenue N.	P.O. Box 1218	481.00
Nashville TN 37208	Murfreesboro, TN 37133	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bennie McLin and wife, Yvonne McLin,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gene Cartwright**, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 24, on the Map of The Subdivision of Lot 2 of Thos. Woodward's (erroneously spelled as Woodard's in prior deed of record) Subdivision, of record in Plat Book 2, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bennie McLin and wife, Yvonne McLin by Special Warranty Deed from American General Finance, dated March 22, 2005, of record in Instrument Number 20050329-0033988, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1904 10th Avenue N., Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this ___ day of June, 2005.

Bennie McLin

Yvonne McLin

STATE OF CALIFORNIA

COUNTY OF FRESNO

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bennie McLin and Yvonne McLin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in FRESNO, CA, this 1 day of ~~June~~ July 8th, 2005.

Notary

My Commission expires 10-31-07

ROBERT S. JACKSON
Commission # 1448480
Notary Public - California
Fresno County
My Comm. Expires Oct 31, 2007