WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090026415 DEEDWARR
Recvd: 04/22/09 09:42 2 pgs
Fees:13.00 Taxes:483.59
20090422-0036339

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,700.00

Affiant

Subscribed and sworn to me on April 17, 2009

NOTARY PUBLIC

10-15-11

JENNIFER THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23866SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Josh Jay Landry 116 Depot Street Goodlettsville, TN 37072	New Owner	19-13-10

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bernice Cartwright, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Josh Jay Landry, a single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being the Southerly part of Lot No. 6 on the Map of James M. Phipps Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 65 feet on the Northerly side of Reed or Depot Street and runs back between parallel lines along the Easterly margin of Bass Avenue, 118.2 feet to a dead line.

Being the same property conveyed to Bernice Cartwright, by Deed from Don N. Smiley and Glen R. Smiley, Individually and as Co-Trustees of the Revocable Living Trust of Lloyd E. Smiley and Clarice F. Smiley dated December 17, 1996, of record as Instrument No. 20080509-0041865, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 547, page 151, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 116 Depot Street, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise

herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on April 17, 2009.

Bernice Cartwright

Bernice Cartwright

STATE OF TENNESSEE, COUNTY OF DAVIDSON

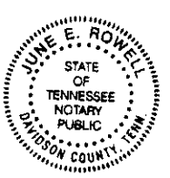
On April 17, 2009, before me personally appeared Bernice Cartwright to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 17, 2009.

June E. Rowell

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE