THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2382

BILL GARRETT, Davidson County
Trans:T20090084775 DEEDWARR
Recvd: 12/16/09 14:03 2 pgs
Fees:13.00 Taxes:634.55
20091216-0114589

MAP#064-16-0-D 46.0000

Property Address: 1728 Stone Hollow Ct., Hermitage, TN 37076

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Whitney T. Frankenfield and wife, Heather S. Brady, now known as Heather S. Frankenfield,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Benjamin R. Cartwright and wife, Elizabeth A. Cartwright,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being Lot No. 227 on the Plan of Truxton Park, Section One, as of record in Plat Instrument No. 20001026-0106272, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Whitney T. Frankenfeld and Heather S. Brady, by Warranty Deed from Diane Y. Easter, unmarried, dated April 25, 2005 and recorded May 2, 2005 in Instrument #20050502-0048575, Register's Office for said county.

The above referenced Warranty Deed spelled the seller name incorrectly as Whitney T. Frankenfeld. The correct spelling of his name is Whitney T. Frankenfield.

This is improved property known as 1728 Stone Hollow Court, Hermitage, Tennessee 37076.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 25th day of November, 2009.

Whitney T. Frankenfield {Seal}

Heather S. Frankenfield {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of November, 2009, before me the undersigned officer, personally appeared Whitney T. Frankenfield and Heather S. Frankenfield, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

Grantors' Name, Address, Phone:
Whitney T. Frankenfield and Heather S. Frankenfield

New Owners and Send Tax Bills to:
Benjamin R. Cartwright and Elizabeth A. Cartwright
1728 Stone Hollow Ct
Hermitage, TN 37076

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $171,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me, this 4TH day of ~~November~~ DECEMBER, 2009.

Notary Public

My Commission Expires: 5-31-11

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN