WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $129,900.00.

Affiant

Subscribed and sworn to me on November 24, 2010.

NOTARY PUBLIC

my commission expires: 8/16/14

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24747SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Yvonne Cartwright 1103 Joseph Avenue Nashville, TN 37207	Same address as New owner	82-03-50

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, Forrest Cartwright, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Yvonne Cartwright, married, hereinafter called **"GRANTEE,"** her 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 northerly 43 feet of Lot No. 92 and the southerly 2 feet of Lot No. 93 on the Plan of C.F. Sharpe and W. J. Horn's 2nd Subdivision of Lindsley Property N.E. Nashville, of record in Plat Book 161, page 53, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Forrest Cartwright by Special Warranty Deed from BancorpSouth Bank of record as Instrument No. 20090507-0042387 in the Register's Office for Davidson County, Tennessee.

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

1. 2010 Davidson County taxes which have been paid by the Grantor and subsequent years assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plat of record in Book 161, page 53, in the Register's Office for Davidson County, Tennessee.
4. Subject to a Grant of Sewer Easement and Connection of record in Book 3158, page 619, in said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110000122 DEEDWARR
Recvd: 01/03/11 09:33 2 pgs
Fees:13.00 Taxes:480.63
20110103-0000186

This property is also known as improved property located at 1103 Joseph Avenue, Nashville, TN 37207.

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, her 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, her 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 November 24, 2010.

Forrest Cartwright

Forrest Cartwright

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 24th, 2010, before me personally appeared Forrest 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 November 24th, 2010.

June E. Rowell

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027