THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 304,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 2011. Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Walker	NEW OWNER	MAP 132-01-0-A
1016 St. Andrews Place		PARCEL 017.00CO
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary S. Cartwright**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary E. Walker**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: E. Walker

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of St. Andrews Place of record in Plat Book 6250 page 909, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but excluded: beginning at a point in the northerly margin of Lot No. 17, nine feet, four inches West of the Northeast corner of said Lot No. 17 and extending in a Southerly direction along a straight line which extends to a point in the Southerly margin of Lot No. 18 nine feet, six inches East of the Southwest corner of Lot No. 18, to the point of said straight line's intersection with the common boundary of Lots No. 17 and 18; thence in a Northerly direction along said common boundary to the Northeast corner of Lot No. 17; thence in a Westerly direction along the Northerly margin of Lot No. 17, nine feet, four inches to the point of beginning.

Tract 2:

Beginning at a point in the southerly margin of Lot No. 18, nine feet, six inches East of the southwest corner of said Lot No. 18, and extending in a northerly direction along a straight line which extends to a point in the northerly margin of Lot No. 17 nine feet, four inches West of the northeast corner of Lot No. 17 to the point of said straight line's intersection with the common boundary of Lots No. 17 and 18; thence in a southerly direction along said common boundary to the southwest corner of Lot No. 18; thence in an easterly direction along the Southerly margin of Lot No. 18 to the point of beginning.

Being the same property conveyed to Robert B. Cartwright and wife Mary S. Cartwright by deed from Belle Meade Builders, Inc. of record in Book 7605 page 466, in the Registers Office for Davidson County, Tennessee dated June 29, 1988. Also being that portion of Lot 18 conveyed to Robert B. Cartwright and wife Mary S. Cartwright by quitclaim deed from Forrest J. Moorehead and wife Cleatus A. Moorehead, of record in Book 10581 page 570, Registers Office for Davidson County, Tennessee dated June 17, 1997. Robert B. Cartwright having since died. Mary S. Cartwright having given authority to Elizabeth Pembroke Attaway to sign on her behalf by Durable Power of Attorney, recorded in Instrument No. 20110816-0063111, said Registers Office for Davidson County, Tennessee.

Less and except that property described in Book 10581 page 568, in the Re Davidson County, Tennessee.

This property is known as 1016 St. Andrews Place, Nashville Tennessee.

BILL GARRETT, Davidson County
Trans:T20110050206 DEEDWARR
Recvd: 08/16/11 10:51 2 pgs
Fees:13.00 Taxes:1124.80

20110816-0063112

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1016 St. Andrews Place, 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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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(s) this the 12th day of August, 2011.

Mary S. Cartwright
Mary S. Cartwright by Elizabeth Pembroke Attaway, Attorney-in-Fact
by Elizabeth Pembroke Attaway
Attorney in Fact

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 Pembroke Attaway** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Mary S. Cartwright**, as her Attorney in Fact, as the free act and deed of the within named **Mary S. Cartwright**.

Witness my hand and official seal this the 12th day of August, 2011.

My Commission expires May 8, 2012

Notary Public R. L. MOORE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN