This Instrument Prepared By
CLYDE PAUL HOLLAND
1408 Parkway Towers
Nashville, Tenn. 37219

BOOK 4477 PAGE 884

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Shaon David Wright Et Ux | First and Mid-South Mortgage Co. | |
| (NAME) | (NAME) | Map. 96-14 |
| 113 Jonesboro Court | 410 Union Street | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | B.C. 275 pm |
| Nashville, Tenn 37214 | Nashville, Tennessee 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND NO/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by SHAON DAVID WRIGHT and wife, CAROL SUE WRIGHT, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I

MAURICE KARR, TRUSTEE with full power

*have this day bargained and sold, and do hereby transfer and convey unto the said*

SHAON DAVID WRIGHT and wife, CAROL SUE WRIGHT

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 242, Hickory Bend Subdivision, Section 4, as of record in Book 4175, page 34, Register's Office for said County.

SAID Lot No. 242 fronts 34.74 feet on the southwesterly margin of Jonesboro Court cul-de-sac, and runs back between diverging lines 115.0 feet on the northerly margin and 114.7 feet on the southeasterly margin to a broken line in two sections at the rear, measuring a total of 122.0 feet thereon.

BEING part of the same property conveyed to Maurice Karr, Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber all or any part of the same, without the joinder of any beneficiary, by deed from Waterfalls Developers, Inc., of record in Book 4317, page 251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Plan of record in Book 4175, page 34, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line, a 10-foot easement for public utility and drainage purposes along rear and south east lines of said lot, restrictive covenants of record in Book 4272, page 832, Register's Office for Davidson County, TEnn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 23,950.00

Subscribed and sworn to before me, this the 3rd day of February, 19 71

Affiant

My commission expires: August 5, 1972. (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 113 Jonesboro Court Nashville (House Number) (Street) (P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

SHAON DAVID WRIGHT and wife, CAROL SUE WRIGHT

their *(successors),*

*heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for current taxes.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* SHAON DAVID WRIGHT and wife, CAROL SUE WRIGHT

their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 3rd *day of* February, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maurice Karr Trustee

MAURICE KARR, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Maurice Karr, Trustee

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee
*this* 3rd *day of* FEbruary, *19* 71

Maxine Boswell Notary Public

*Commission expires* August 5, 1972

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....*

*Witness my hand and seal, at office in ....., this .....day of ....., 19.....*

.....Notary Public

*Commission expires .....*

Please Return To:
Entrelin
1403 Fatherland
Nashville, Tennessee

**WARRANTY DEED**

FROM
Maurice Karr, Trustee
TO
Shaon David Wright Et Ux

B 0 3 9 1 3

IDENTIF. REFERENCE

FEB 4 1 55 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| FEB-4?? | CONV | 23,950.00 | | | |
| FEB-4?? | S'TAX | | A* | 62.14 | |
| FEB-4?? | PR'FEE | | A* | .50 | |
| FEB-4?? | W'DEED | | A* | 3.00 | * 65.64 |

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE