This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5197 PAGE 82

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Benjamin L. Wright, Jr. et ux | The Chamberlain Company | Map 162-13 |
| (NAME) | (NAME) | |
| 341 Cedarmont Drive | 620 Lindsay Street | Parcel 37 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37211 | Chattanooga, Tennessee 37403 | |
| (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 Benjamin L. Wright, Jr. and wife, Eugenia H. Wright and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Kinard D. Fugate, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Benjamin L. Wright, Jr. and wife, Eugenia H. Wright, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Cedarwood Estates Revised Section 1 as of record in Book 4675, page 62, Register's Office for said County.
Said Lot No. 36 fronts 106.95 feet on the northwesterly side of Cedarmont Drive, and extends back 116.08 feet on the northeast line and 174.72 feet on the southwest line to a dead line measuring 89.70 feet thereon.

Being the same property conveyed to Kinard D. Fugate and wife, Mary D. Fugate, by deed from Rodney Simmons and wife, Linda R. Simmons, of record in Book 4923, page 30, Register's Office for said County, the said Kinard D. Fugate and Mary D. Fugate having since divorced and Mary D. Fugate, now Davis, having quit claimed her interest, pursuant to a property settlement, to Kinard D. Fugate, of record in Book 5139, page 5, Register's Office for said County.

This conveyance is made subject to an easement for public utilities and drainage, a 10-foot drainage easement, a building setback line and conditions of owner's certificate, as shown on plan of record in Book 4675, page 33, Register's Office for Davidson County, Tennessee; and restrictive covenants of record in Book 4753, page 683, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me, this the 14th day of September 19 77

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 341 Cedarmont Drive, Nashville, Tennessee 37211
(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 Benjamin L. Wright, Jr. and wife, Eugenia H. 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 1977 taxes which are prorated and assumed by the purchasers.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Benjamin L. Wright, Jr. and wife, Eugenia H. Wright, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 14th day of September, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kinard D. Fugate

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* Mary Ensley, *a Notary Public in and for said County and State,* Kinard D. Fugate,

*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* 14th *day of* September, *19* 77

*Commission expires* 4/21/80

Mary Ensley
*Notary Public.*

MARY ENSLEY 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.....*

| | | | | | |
|---|---|---|---|---|---|
| SEP 15 77 | CONV | 41,000.00 | | | |
| SEP 15 77 | S'TAX | | B* | 106.60 | |
| SEP 15 77 | PR'FEE | | B* | .50 | |
| SEP 15 77 | W'DEED | | B* | 4.00 | * 111.10 |

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

G-232813

**WARRANTY DEED**

FROM
Kinard D. Fugate

TO
Benjamin L. Wright, Jr. et ux

E 26142

IDENTIF. REFERENCE

SEP 15 11 19 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238