File 4

BOOK 6274 PAGE 17

Address New Owner as follows:

D. Mark Wright and Adele J. Wright
4636 Benton Smith Rd.
Nashville, Tennessee 37215

Send tax bills to:

Dominion Bancshares Mtg. Corp.
9900 Main Street, Suite 200
Fairfax, VA 22031

Map-Parcel No:

131-15-17
16DA 30985

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARJORIE A. HALL, an unmarried person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DON MARK WRIGHT and wife, ADELE J. WRIGHT, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Being Lot No. 15 on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, page 154, Register's Office for said county.
>
> Said Lot No. 15 fronts 222.82 feet on the easterly side of Benton Smith Road and runs back between lines 285.8 feet on the northerly line and 295.5 feet on the southerly line to a dead line in the rear on which it measures 87 feet.
>
> Being the same property conveyed to William G. Hall and wife, Marjorie A. Hall, by deed from James A. Cooper and wife, Helen W. Cooper, of record in Book 4416, page 378, Register's Office of Davidson County, Tennessee, the said William G. Hall having since deceased.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said property, that she has a good right to convey it, and that the same is unencumbered except for taxes for the year 1984 which will be prorated and assumed by the Grantees herein; an easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4306, page 35, said Register's Office, being a 20-foot permanent easement and a 10-foot temporary construction easement for sanitary sewers and/or storm drainage; and the recorded plan shows an Owner's Certificate, a 75-foot setback line from Benton Smith Road, which 10-foot easement for public utilities and drainage along the east rear line of said lot, and a utility anchor easement, 3 x 15 feet, located on Benton Smith Road near the center of said lot.

AND GRANTOR further covenants and binds herself, her heirs, assigns and representatives to warrant and forever defend the title to said tract of land to the said Grantees, their heirs and assigns, against the lawful claims of of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 17th day of April, 1984.

Marjorie A. Hall
MARJORIE A. HALL

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 MARJORIE A. HALL, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 17th day of April, 1984.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 1-19-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

John N. Popham
AFFIANT

Sworn to and subscribed before me this the 17th day of April, 1984.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 1-19-86

This instrument was prepared by:

John N. Popham, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

I16589

IDENTIF. REFERENCE

APR 19 1 05 PM '84

04/19 313.50- CHECK

3823

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			120000.00-	CAMT.
			312.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 318.50-
			9823A04/19/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 16589

IDENTIF. REFERENCE

APR 19 1 05 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29541