BOOK 7325 PAGE 299

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Mortgagee:	Map-Parcel No.
Linda Ann Evers and Michael W. Carroll 5968 Sedberry Road Nashville, TN 37205	First American National of Nashville First American Center Nashville, TN 37237	116-13-6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, NEIL DAVID WRIGHT and wife, JULIE ANN GRAVES WRIGHT ("Grantors") have this day bargained and sold, and do hereby transfer and convey to LINDA ANN EVERS AND MICHAEL W. CARROLL ("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Harding Park as of record in Book 2331, page 120, Register's Office for Davidson County.

SAID Lot No. 15 is described as beginning at a point in the northeasterly margin of Laird Road, at the corner of Lots 14 and 15; thence with the line between said lots, northeasterly 188.7 feet to a point; thence southeasterly 127.2 feet to a point in the northwesterly margin of Sedberry Road; thence with the margin of the same, southwesterly 165.1 feet to the beginning of a curve; thence around said curve, westerly 39.3 feet to the margin of Laird Road; thence with the margin of the same, northwesterly 102 feet to the point of beginning.

BEING the same property conveyed to Neil David Wright and wife, Julie Ann Graves Wright by deed from Marvin N. Wright of record in Book 5954, page 850, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1987 property taxes which have been prorated and assumed by Grantees.

This conveyance is made subject to the Plan of record in Book 2331, page 120, said Register's Office, which shows an owner's certificate, a 75-foot minimum building setback line from Laird Road and a 35-foot from Sedberry Road and a 10-foot easement for public utility purposes along the rear and westerly lines of said lot.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 2542, page 486, said Register's Office.

This is improved property known as 5968 Sedberry Road (Lot No. 15), Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns+, forever.

5578.

IDENTIFICATION REFERENCE

AUG 14 8 39 AM

FILED & RECORDED
DAVIDSON COUNTY, TN

MAIL

AND Grantors covenant that they are 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 as herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 13th day of August, 1987.

NEIL DAVID WRIGHT

JULIE ANN GRAVES WRIGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 1987, before me personally appeared NEIL DAVID WRIGHT AND JULIE ANN GRAVES WRIGHT to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission expires:

3-8-89

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
13TH DAY OF AUGUST, 1987.

NOTARY PUBLIC

My Commission Expires: 3-8-89

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			[illegible]	
			[illegible]	
			.50	
			[illegible]	
			[illegible]	
			[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 7 8 8.

IDENTIFI REFERENCE.

AUG 14 8 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05450