9521

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8074 PAGE 878

6553 03/29 0101 03CHECK 495.40

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID A. WRIGHT (NAME)	NEW OWNER (NAME)	Map 92-11
336 21st Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 324
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.# 21W8705

FOR AND IN 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, VIVIAN CUNNINGHAM, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. WRIGHT AND WIFE, MARYJANE TURBETT

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

Land in Davidson County, Tennessee, fronting on 21st Avenue North, and being part of Block 9 on the Map of Murphree Land Company's Division B, as of record in Plat Book 161, page 126, Register's Office for said County, and more particularly described according to a boundary survey dated March 5, 1990, by Land Surveying Services, as follows:

Beginning at an iron pin on the easeterly margin of 21st Avenue North, 156 feet northerly from the intersection of the easterly margin of 21st Avenue North with the northerly margin of Murphy Avenue, thence, with said easterly margin, N 31 deg. 30 min. 00 sec. W 50.00 feet to an iron pin; thence, leaving the easterly margin of 21st Avenue North, N 58 deg. 25 min. 09 sec. E, 170.00 feet to an iron pin on the westerly margin of an alley; thence, with alley, S 31 deg. 30 min. 00 sec. E, 50.00 feet to an iron pin; thence, leaving alley, S 58 deg. 25 min. 09 sec. W, 170.00 feet to the point of beginning.

Being the same property conveyed to Vivian Cunningham by deed from Ethel Mae Bone, a widow of record in Book 3992, page 188, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 161, page 126, said Register's Office.

IDENTIF. REFERENCE

MAR 29 8 04 AM '90

DAVIDSON COUNTY TN.

14282

unimproved ( )
This is improved (XX) property, known as 336 21st Avenue North, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of March, 19 90

Mrs Vivian Cunningham
VIVIAN CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIVIAN CUNNINGHAM, a widow with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of March, 19 90.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

David A Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 90.

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL)

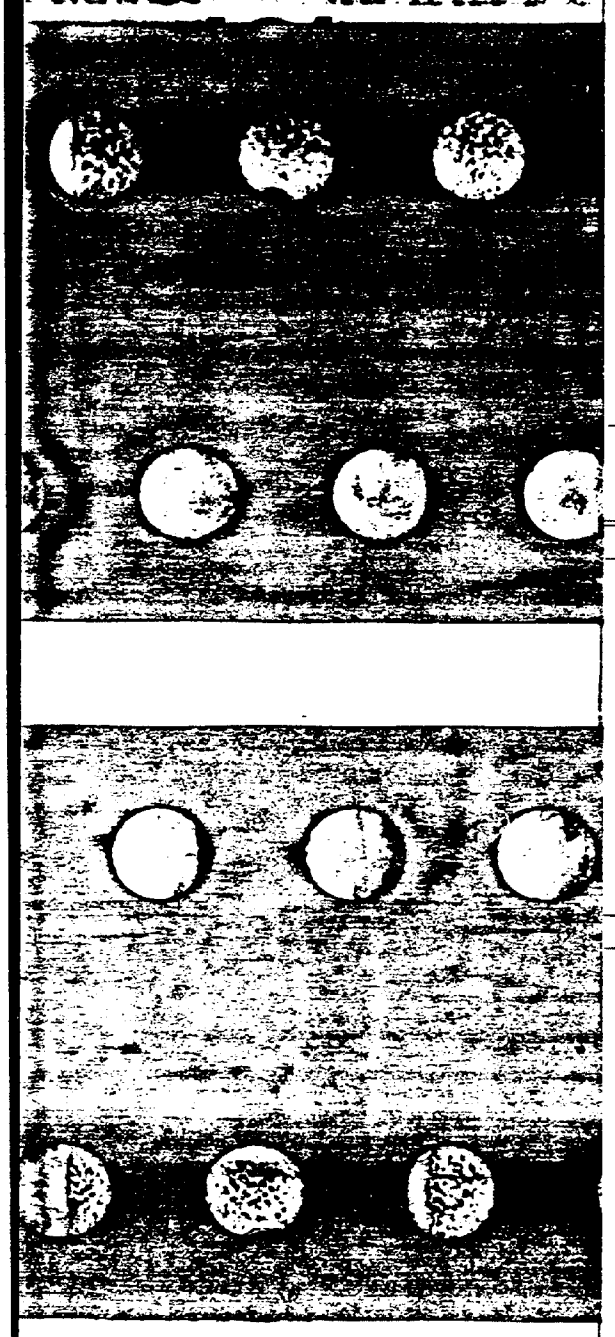
Notary Public

WARRANTY DEED

FROM VIVIAN CUNNINGHAM, a widow

TO DAVID A. WRIGHT AND WIFE, MARYJANE TURBETT

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8074 PAGE 880

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

CAMT 148000.00
CON TX 488.40
PRFEE 1.00
WDEED 6.00
TOTAL 495.40
CHECK 495.40

03/29/90 01 08:03 0001 6553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

II 4282

IDENTIF. REFERENCE

Mar 29 8 04 AM '90

DAVIDSON COUNTY TN.

No. 304968