BOOK 10251 PG 355

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Caldwell Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF November 19 96.

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CALDWELL WRIGHT	SAME	81-11-112
(NAME)	(NAME)	
P.O. BOX 80715		02W-36630
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, MARY FRANCES PERSON MCCULLOUGH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALDWELL WRIGHT

HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot No. 128, on the Plan of S. A. CHAMPION'S SUBDIVISION, of record in Book 161, page 132, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to NAPOLEON PERSON AND WIFE, ALMEATTIE PERSON, by deed from Thomas M. Stacey and wife, Georgia V. Stacey, of record in Book 1726, page 164, Register's Office for DAVIDSON County, Tennessee. The said Almeattie Person died on October 7, 1962, survived by Napoleon Person who thereafter died testate on October 9, 1968, survived by his heirs at law Wayman Colombus Person, Lula E. Person, and Mary Frances Person. The said Wayman Colombus Person died intestate April 22, 1985, survived by his sisters Lula E. Person and Mary Frances Person, his only heirs at law. Lula E. Person died intestate on May 11, 1996, survived by her sole heir at law, Mary Frances Person, now known as Mary Frances Person McCullough.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 1608 23RD AVENUE NORTH, NASHVILLE, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 1st day of November 19 96

Mary Frances Person McCullough
MARY FRANCES PERSON MCCULLOUGH

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 MARY FRANCES PERSON MCCULLOUGH, UNMARRIED

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 1st day of November, 19 96

Commission expires July 26, 1997

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

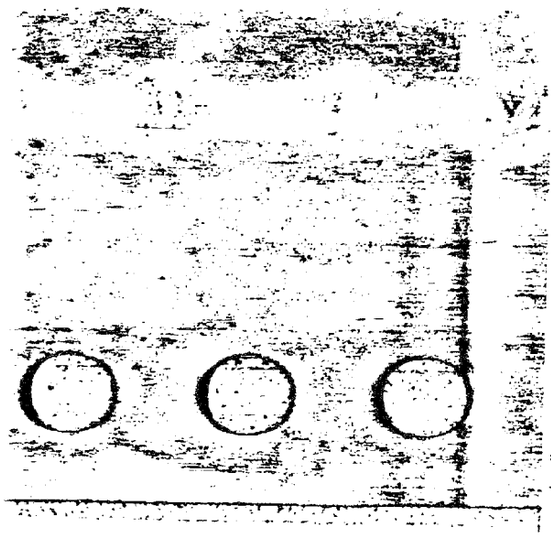
My commission expires _____

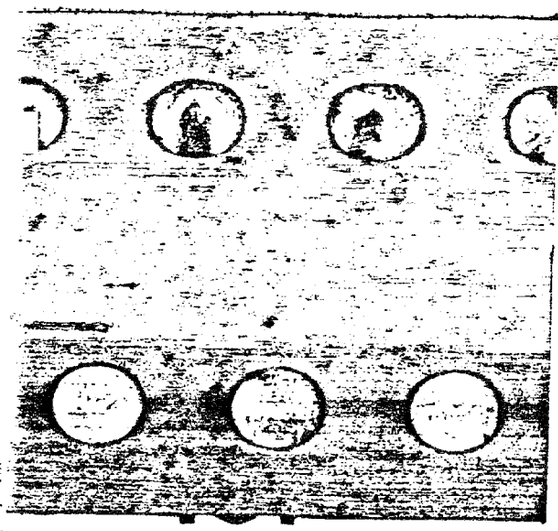
Notary Public

0244034
IDENTIF. ↑ REFERENCE

96 NOV -6 AM 9:57
REGISTER
DAVIDSON COUNTY, TN.

3571 11/06 0101 03CHECK 34.90





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

RECEIVED OF _____

FOR _____

BOOK 10251 PG 357

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	~~7000.00~~
			CON TX	25.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	34.90
			CHECK	34.90
11/06/96	01		09:59 0001	8571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244034
IDENTIF. # REFERENCE

96 NOV -6 AM 9:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1085495