BOOK 10988 PG 593

WARRANTY DEED

MIGNON C. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Derek T. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek T. Wright (NAME)	Southeastern Mortgage of (NAME)	46-55
4693 Bull Run Road (ADDRESS)	115 29th Avenue South (ADDRESS)	13D 40400
Ashland City, TN 37015 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Leonard E. Metzgar, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derek T. Wright and wife, Misti L. 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 the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, and being Lot No. 3 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey as follows: BEGINNING at a point on the southeasterly margin of Bull Run Road at the common corner of Lots Nos. 3 and 4 on said survey, said point lying South 59 deg. 30' West 222.4 feet along said margin from the southwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabeth Walker Welck and husband, as of record in Book 2700, page 359, Register's Office for said County; thence with said margin, South 59 deg. 30' West 100 feet to the northwest corner of Lot No. 2 on said survey; thence with the line between said Lots Nos. 2 and 3 on said survey, South 30 deg. 30' east 161 feet to the center of Bull Run Creek, being said Taylor's northwesterly line; thence with the center of said Creek and said Taylor's northwesterly line, northeasterly to the southerly corner of Lot No. 4 on said survey; thence with the line between Lots Nos. 3 and 4 on said survey North 30 deg. 30' West 175.4 feet to the beginning.

Being the same property conveyed to Leonard E. Metzgar, a single person by deed from James Herman Akins and wife, Dorothy Mai Akins of record in Book 8120, page 515, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4693 Bull Run Road, Ashland City, TN 37015
(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 19th day of June 19 98

Leonard E. Metzgar

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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 Leonard E. Metzgar, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of JUNE, 19 98.

Commission expires _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JAN. 27, 2001

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 _____

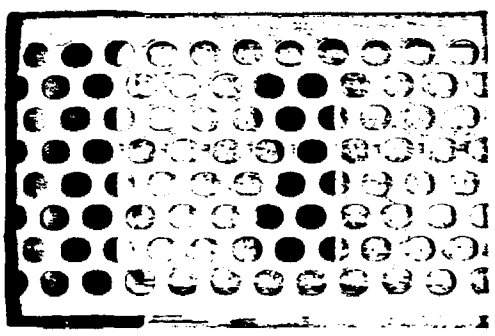
_____
Notary Public

01540414

RECEIVED FOR REFERENCE

98 JUN 23 PM 1:36

4576 06/23 0101 03CHECK 249.50



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

RECEIVED OF _____

FOR _____

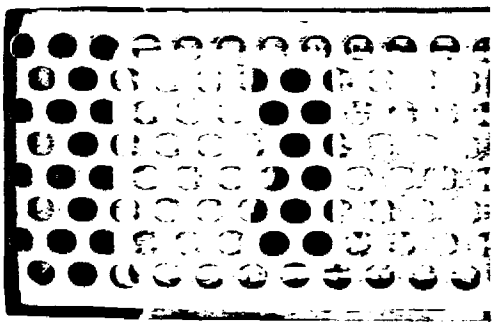
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50
06/23/98 01 13:36 0001 4576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0454044
IDENTIFICATION REFERENCE
98 JUN 23 PM 1:36
DAVIDSON COUNTY, TN

No.1310395