WARRANTY DEED

N-UTC-99-0230

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 1999.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215 mfr

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley H. Wright and Teresa L. Wright	Southeastern Mortgage Co.	
(NAME)	(NAME)	
1025 Lischey Avenue	115 29th Avenue South	82-3-451
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARBARA E. JACKSON WATKINS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WESLEY H. WRIGHT AND TERESA L. WRIGHT, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots 2 and 3 of A. W. Wills' Addition to Northeast Nashville, Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee more particularly described according to a survey made by Barge, Waggoner, & Sumner Engineers, dated August 6, 1971, as follows:

BEGINNING at an iron pin in the east margin of Lischey Avenue said point being 100.00 feet south from the southeast intersection of Lischey and Evanston Avenue; thence south 82"6' east 174.17 feet to an iron pin; located in the west margin of alley #301 with the margin of said alley south 8"9' west 65.00 feet to an iron pin; thence north 82 degrees 6' west 174.28 feet to a point in the east margin of Lischey Avenue; thence with the margin of same north 8 degrees 15' east 65.00 feet to a point of beginning.

Being the same property conveyed to Barbar E. Jackson Watkins by Quit Claim from James Aaron Jackson and Barbara E. Jackson recorded in Deed Book 5962, Page 717, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1025 Lischey Avenue, Nashville, Tennessee 37207
(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/our hand(s) this 20th day of September, 1999.

Barbara E. Jackson Watkins
Barbara E. Jackson Watkins

[illegible] MEMO
[illegible] G, TYPING OR
[illegible] S DOCUMENT
[illegible] RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Barbara E. Jackson Watkins , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 1999.

My Commission Expires:

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 20th day of September, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

06432411
REFERENCE
99OCT-5 PM 1:39
RECORDED
260.75
10/05 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11690 PAGE 674

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

064324I

REFERENCE

99 OCT -5 PM 1:39

REGISTER
DAVIDSON CO. TN.

CAMT	67500.00
CON TX	249.75
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	260.75
CHECK	260.75

10/05/99 01 13:42 0001 6291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524173