Instr:200004040033443 Page: 1 OF 2
REC'D FOR REC 04/04/2000 9:27:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $432.90

WARRANTY DEED

N-UTC-00-0473

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2000.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Selena Wright	Southeastern Mortgage Co.	
108 Edgemeade Blvd. (ADDRESS)	115 29th Avenue South (ADDRESS)	34-13-64
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 VIRGINIA P. NEAL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SELENA 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 part of Lot No. 21 on the map showing subdivision of Edgemeade Farm, as of record in Book 547, page 89 and 90, Register's Office for said County, described as follows:

Beginning on the southerly margin of Edgemeade Boulevard at the corner of Lots Nos. 20 and 21; thence with the southerly margin of said Boulevard, eastwardly 310 feet to the westerly margin of Aurora Avenue; thence with said Avenue, southwardly 260 feet to the northerly line of the property conveyed to Dilno D. Johnston by deed from Elmore Hill and wife, of record in Book 769, page 485, said Register's Office; thence with Johnston's northerly line, westwardly 310 feet, more or less, to the dividing line of Lots Nos. 20 and 21; thence with the line between said two lots, northwardly 270 feet, more or less, to the beginning.

Being the same property conveyed to Dennis W. Neal and wife, Virginia P. Neal by deed from Andrew Paul and wife, Reba H. Paul of record in Book 2497, page 535, Register's Office for Davidson County, Tennessee. The said Dennis W. Neal having since died.

unimproved ( )
This is improved (X) property, known as 108 Edgemeade Blvd., Madison, Tennessee 37115
(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 22nd day of March, 2000.

Virginia P. Neal

Virginia P. Neal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Virginia P. Neal , 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 Madison, Tennessee, this 22nd day of March, 2000.

My Commission Expires:

9-28-2002

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 28, 2002

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 22nd day of March, 2000.

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