# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 5-2-01
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric D. Wright (NAME) | Tucker Federal Bank (NAME) | 148-6 |
| 3720 Bakertown Road (ADDRESS) | Post Office Box 211788 (ADDRESS) | 122 |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Augusta, Georgia 30917-1788 (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, Alison Eugene McGowan, n/k/a Alison Ruddick (married)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric D. Wright and wife, Melissa D. 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. 16 on the plan of Magnum Heights, of record in Book 2330, page 147, Register's Office for said County.

SAID Lot No. 16 fronts 70 feet on the northeasterly margin of Bakertown Road and extends back 150 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to Alison Eugene McGowan, a single person n/k/a Alison Ruddick and husband, Robert Ruddick by deed from Kelly D. Jordan Ambrose, a single person of record in Book 8365, page 963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 2334, page 427, said Register's Office.

Alison Eugene McGowan and Alison Eugenia McGowan and Alison M. Ruddick being one and the same person.

Robert W. Ruddick joins in the Warranty Deed in order to convey and all rights he may have in the property by virtue of his marriage to Alison M. Ruddick.

Instr:200007100068250 Page: 1 OF 2
REC'D FOR REC 07/10/2000 2:50:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

unimproved ( )
This is improved ( X ) property, known as 3720 Bakertown Road, Nashville, Tennessee 37211
(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 5th day of July, 2000

Alison M. Ruddick FKA Alison Eugenia McGowan
Alison Eugene McGowan

Robert W. Ruddick
Robert W. Ruddick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alison Eugene McGowan, n/k/a Alison Ruddick and husband, Robert W. Ruddick

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 Brentwood, Tennessee, this 5th day of July, 2000.

Commission expires 3-2-01

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 _____, _____.

My commission expires _____

Notary Public