| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 17408** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $995000.00<br>Jennifer McDowell<br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of JULY, 2000.<br>Deborah Sue Johnson<br>Notary Public<br>My Commission Expires: Notary Public, Davidson Co., TN My Comm. Expires Oct. 21, 2001 |

## WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Mr./Mrs. John Kelly Wright, Jr.<br>2209 Hampton Avenue<br>Nashville, Tennessee 37215 | Union Planters Bank, N.A.<br>2019 Richard Jones Road, #300<br>Nashville, Tennessee 37215 | MAP 117-6<br>PAR 109<br>FB 07DA 24265 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STANLEY O. SCHAETZLE, JR. AND WIFE, PATRICIA SCHAETZLE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN KELLY WRIGHT, JR. AND WIFE, JUDY C. WRIGHT ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2209 Hampton Avenue, Nashville, Tennessee 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of JULY, 2000.

STANLEY O. SCHAETZLE, JR.

Patricia A. Schaetzle
PATRICIA SCHAETZLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Instr:200008020076215 Page: 1 OF 2
REC'D FOR REC 08/02/2000 8:58:41AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $3681.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STANLEY O. SCHAETZLE, JR. AND WIFE, PATRICIA SCHAETZLE, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of JULY, 2000.

My Commission Expires: 11/29/03

Notary Public

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being the westerly 35 feet of the southerly part of Lot No. 21 and the easterly 100 feet of the southerly part of Lot No. 22 on the Plat of Hillsboro Heights, not of record, described as follows:

Beginning on the southerly margin of Hampton Avenue at a point 200 feet east of the center line of 23rd Avenue, South, said point being the northeast corner of the property conveyed to Earnest L. Young and wife, by deed from Loiette Hampton Hume, et al, of record in Book 1058, page 82, said Register's Office; thence with Young's easterly line southwardly 340 feet, more or less, to the northerly line of Lot No. 36; thence eastwardly with the northerly lines of Lots Nos. 36 and 37, 135 feet to the southwest corner of the property conveyed to J.W. McMillen by deed from Loiette Hume et al, of record in Book 1081, page 606, said Register's Office; thence with said McMillen's westerly line, northwardly 340 feet, more or less, to the southerly margin of Hampton Avenue; thence with said Avenue, westwardly 135 feet to the point of beginning.

Being the same property conveyed to Stanley O. Schaetzle, Jr. and wife, Patricia Schaetzle by deed from James E. Jewett, unmarried of record in Book 10418, page 343, said Register's Office.

This conveyance is made subject to 2000 Taxes, which have been prorated and assumed by the Grantee.