Return To:

This Instrument Was Prepared By:
W. William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/26/00 10:10 2pgs
Fees:11.00 Taxes:451.40
20001026-0106092

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, We, Donald W. Grubbs and wife, Connie S. Grubbs, ("Grantors") have bargained and sold, and do hereby bargain, sell and convey unto Claude B. Wright and wife, Ruth Wright, ("Grantees") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for said County, described as follows: BEGINNING at a point in the northwesterly margin of Upland Drive, the common corner of Lots 168 and 169; thence with the line between said lots, northwestwardly 112.30 feet to a point; thence northeastwardly 127.98 feet to a point in the southwesterly margin of Welcome Lane; thence with the margin of same, southeastwardly 106.96 feet to a point, the beginning of a curve; thence southwardly around said curve with a radius of 25 feet, 37.68 feet to a point in the northwesterly margin of Upland Drive; thence with the margin of same, southwestwardly 114.66 feet to the point of beginning.

Being the same property conveyed to Donald W. Grubbs and wife, Connie S. Grubbs by Warranty Deed of Charles Steven Chauncy and wife, Linda Rose Chauncy, dated October 4, 1979, and of record in Book 5510, page 500, Register's Office of Davidson County, Tennessee.

This property is known as 1939 Upland Drive, Nashville, TN 37216.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the Grantees their heirs and assigns in fee simple forever.

Grantors do hereby covenant with the Grantees that the Grantors are lawfully possessed of said land in fee simple, the Grantors have good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the Grantors this 11th day of October, 2000.

Donald W. Grubbs

Connie S. Grubbs

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Donald W. Grubbs and wife, Connie S. Grubbs, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 11th day of October, 2000.

Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $122,,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11 day of October, 2000.

Notary Public

Commission Expiration:

BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

RETURN TO:

W. William Davis, Attorney, PC
219 Ward Circle, #3
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owners

PROPERTY ADDRESS:

1939 Upland Drive
Nashville, TN 37216

MAP & PARCEL:
72-12-263

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