RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **May, 2002, by and between NATHAN WALL, A MARRIED MAN, hereinafter called Grantor, and MARK WRIGHT and LINDA WRIGHT, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, NATHAN WALL, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto MARK WRIGHT and LINDA WRIGHT, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 131 BABB DRIVE, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

PATRICIA WALL, wife of NATHAN WALL, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Nathan Wall
NATHAN WALL
Signature of Seller

Patricia Wall
PATRICIA WALL
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 06/03/02 14:30 3pgs
Fees:18.00 Taxes:669.70

20020603-0066858

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NATHAN WALL, JOINED BY HIS WIFE, PATRICIA WALL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **May, 2002.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

MARK WRIGHT and LINDA WRIGHT, HUSBAND AND WIFE

131 BABB DRIVE
JOELTON, TN 37080

Property Address:

131 BABB DRIVE
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 21, PARCEL 328

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$181,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **May, 2002.**

Notary Public

My Commission Expires: 5/30/04

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of W.C. Gifford Property, Section One, of record in Book 6200, page 369, Register's Office for Davidson County, Tennessee (and being a portion of Lot No. 11 of the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee described according to a survey by Bruce Rainey, #823, and known as Job No. 80-247). Reference hereby made to said plan for a more complete and accurate description of said property.

Being the same property conveyed to NATHAN WALL, A MARRIED MAN, by Deed from RICK PUCKETT AND BRENDA PUCKETT, CO, of record in Instrument No' . 20011210-0135681, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 21, PARCEL 328).

2. All matters as set forth on the Plan of W.C. Gifford Property, Section 1, of record in Plat Book 6200, page 369, said Register's Office, which plan includes a 40-foot wide gas line easemenct across another half of property; Power and Telephone lines across front of property adjacent to Clarksville Pike; and a 40-foot wide easement adjacent to Clarksville Pike for possible future widening of Clarksville Pike.

3. Gas line easement, of record in Book 1357, Page 70, said Register's Office and referenced in above Plat.

4. Agreement to maintain roadway, of record in Book 6697, page 795, said Register's Office.

5. Agreement for Dedication of Easement for Roadway and Public Utility Easement and Amchor Easements, of record in Book 6818, Page 856, said Regiser's Office.

6. Restrictive Covenants recorded in Book 6930, Page 519, Register's Office for DAVIDSON County, Tennessee.