Box 13
# 5455

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| James Robert Wright<br>515 River Rouge Drive<br>Nashville, TN 37209 | Columbia National Inc.<br>3142 Columbia Parkway SW<br>Columbia MD 21046 | MAP and PARCEL<br>90-16 147 |

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Burt R. Fults and Tina L. Fults, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James Robert Wright, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Charlotte Park Subdivision, Section 11, as of record in Book 2900, Page 79, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 329 fronts 73 feet on the southwesterly margin of River Rouge Drive and runs back between parallel lines 150 feet to a dead line in the rear measuring 73 feet thereon.**

**Being the same property conveyed to Burt R. Fults and wife, Tina L. Fults, by Warranty Deed dated July 21, 2000, from Randall W. Smith and wife, Beth Ann Pattillo, of record in Instrument Number 200007310075277, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 515 River Rouge Drive, Nashville, TN 37209.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The plan of record in Book 2900, Page 79 and 80, said Register's Office, and all matters therein; (3) Restrictive Covenants of record in Book 3033, Page 638, said Register's Office.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $126,500.00

James Robert Wright
Affiant

Subscribed and sworn before me this 26th day of July, 2002.

Beth Triplett
Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Davidson County DEEDWARR
Recvd: 08/07/02 10:57 2pgs
Fees:13.00 Taxes:468.05

20020807-0095028

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **26th** day of **July, 2002**.

**Burt R. Fults**

**Tina L. Fults**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Burt R. Fults and Tina L. Fults, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **26th** day of **July, 2002**.

**Notary Public**
**My Commission Expires:** 1-28-2006

File No. 0207-180.WD