WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/02 11:39 2pgs
Fees:13.00 Taxes:473.23
20021227-0159624

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires July 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Kathy Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Wright	Fremont Investment and Loan	60-3-107
(NAME)	(NAME)	
161 Oak Valley Drive	4343 Anchor Plaza Parkway,	12DZ43420
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(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, James W. Webb, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Wright and husband, Samuel C. 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. 82 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 82 fronts 107 feet on the northerly side of Oak Valley Drive and extends back 154.66 feet on the easterly line and 97.99 feet on the westerly line, to a dead line in the rear, on which is measures 98.44 feet thereon.

Being the same property conveyed to James W. Webb and wife, Edna Webb by deed from Robert G. Smith and wife, Penny F. Smith on September 24, 1975 of record in Book 4957, page 777, Register's Office, Davidson County, Tennessee. The said James W. Webb and Edna Webb are now divorced. Edna J. Webb conveyed all her right, title and interest in said property to James W. Webb by quitclaim deed of record in Book 8478, page 907, said Register's Office. Edna Webb and Edna J. Webb being one and the same person.

unimproved ☐

This is improved ☒ Property, known as 161 Oak Valley Drive, Nashville, TN 37207

(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 13th day of December, 2002.

James W. Webb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Webb the bargainor(s), with whom I am personally acquainted or 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 Goodlettsville, Tennessee this 13th day of December, 2002.

Commission expires:



Notary Public