PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: SK Title No: 44383

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/08/03 15:09 3pgs
Fees:18.00 Taxes:1387.50
20030408-0046583

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
M. Sean Wright Susan Elizabeth Wright 6117 Chickering Court Nashville, Tennessee 37215	owner

TAX MAP-PARCEL NUMBERS:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jayant K. Deshpande and spouse, Patricia Neel Scott**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. Sean Wright and spouse, Susan Elizabeth Wright** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Chickering Valley of record in Book 2331, page 121, 122 and 123 Register's Office for said County.

SAID Lot No. 58 fronts 160 feet on the westerly margin of Chickering Court and extends back 514.8 feet on the northerly line and 527.0 feet on the southerly line to broken line rear, measuring 159.4 feet thereon.

BEING the same property conveyed to Jayant K. Deshpande and wife, Patricia K. Neel Scott by deed from Joseph H. Folk and wife, Jody S. Folk of record in Book 8286, page 138, Register's Office for Davidson county, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 121, 122 and 123, said Register's Office, which Plan shows a 150 foot minimum building setback line from Chickering Court, and 10 foot easement for public utility purposes along the broken rear lines; Declaration of Easement for driveway encroachment of record in Book 8901, page 64, said Register's office.

This instrument is executed on behalf of by Patrcia Neel Scott as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 6117 Chickering Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2003 .

Jayant K. Deshpande by: Patricia Neel Scott, Atty-in-Fact

Patricia Neel Scott

State of TENNESSEE

County of WILLIAMSON

On this 28th day of March, 2003 , before me the undersigned authority, personally appeared **Patricia Neel Scott** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 26, 2003

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $375,000.00

Affiant

Sworn and subscribed before me this 28th day of March, 2003

My Commission Expires: 5/24/03

Notary Public

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Patrcia Neel Scott** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2003

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Jayant K. Deshpande and spouse, Patricia Neel Scott

TO: M. Sean Wright and spouse, Susan Elizabeth Wright

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Patrcia Neel Scott, Affiant

Sworn to and subscribed before me this

28th day of March, 2003

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003