WARRANTY DEED

Box 33-B

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

037W 142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Jonathan R. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/30/06
(AFFIX SEAL)

JAMES A. GRAY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/23/03 17:16 2pgs
Fees:13.00 Taxes:443.63
20030423-0054609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan R. Wright	Meritage Mortgage Corporation	149-09-0-58
(NAME) 4653 Dowdy Drive	(NAME) 10301 Deerwood Park Blvd. Ste. 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Jacksonville Florida 32256	
(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, Shirley J. Thurman, a Widow , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan R. 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:

*and wife, Jennifer Wright

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Hazelwood, Section 10 of record in Book 3842, Page 232, Register's Office for said County.

Said Lot No. 74 fronts 69.84 feet on the westerly margin of Dowdy Drive and extends back 178.84 feet on the southerly line and 146.31 feet on the northerly line to a dead line in the rear measuring 62.72 feet thereon.

Being the same property conveyed to Jimmy M. Thurman and wife, Shirley J. Thurman by deed from Gary Russell and wife, Carol J. Russell of record in Deed Book 4784, page 397, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

The said Jimmy M. Thurman having since been deceased.

unimproved ☐

This is improved ☒ property, known as 4653 Dowdy Drive, Antioch, TN 37013

(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/our hand(s) this 14th day of April, 2003.

Shirley J. Thurman

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 Shirley J. Thurman the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 14th day of April, 2003.

My Commission Expires:_____

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires Jan. 25, 2006

File Number2211565

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