**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

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

The actual consideration or value, whichever is greater, for this transfer is $ 142,500.00

Richell R. Wright
Affiant

Subscribed and sworn to before me, this 17th day of September, 2003

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 09/19/03 10:13 2pgs
Fees:13.00 Taxes:527.25
20030919-0138833

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| RICHELL WRIGHT<br>1904 Boscobel Street<br>Nashville, Tennessee 37206 | Richell Wright<br>c/o Williams, Crosslin, Sparks & Vaden<br>P.O. Box 22359<br>Nashville, TN 37202 | MAP 83-14<br>PARCEL 339 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 142,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we, W. MARTIN FRENCH AND ALVAREZ MICHAEL MARTIN, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHELL WRIGHT, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 142 in the Edgefield Land Company's First Subdivision as of record in Plan Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 142 fronts 50.0 feet on the south side of Boscobel Street (formerly Rothschild Avenue) and runs back between parallel lines 150.0 feet to an alley in the rear.

BEING the same property conveyed to W. Martin French and Alvarez Michael Martin, both unmarried, as joint tenants with rights of survivorship, by Quitclaim Deed from Mitchell A. Watts, Trustee, of record as Instrument No. 20030407-0045477 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1904 Boscobel Street, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of September 2003.

W. MARTIN FRENCH

ALVAREZ MICHAEL MARTIN

**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 W. MARTIN FRENCH AND ALVAREZ MICHAEL MARTIN, BOTH UNMARRIED, 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 this 17th day of September, 2003.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: October 12, 2005

Notary Public

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

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public