**Return to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 03/01/04 14:03 2pgs
Fees:13.00 Taxes:295.63
20040301-0022986

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0402-61227

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 79,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2004.

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 9-22-2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa A. Wright 1809 Dahlia Drive Nashville, TN 37210	SAME	094-08-0-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carl L. Shively and wife, Patricia A. Shively, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lisa A. Wright, hereinafter called the Grantees, their successors 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. 20 on the plan of Dahlia Gardens, Section 2, of record in Book 2900, Page 82, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl L. Shivley et ux Patricia A. Shivley by deed from Jonathan David Hunter et ux Valerie Peace Hunter, dated 2-23-98, recorded 2-23-98, of record in Book 10804, Page 873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1809 Dahlia Drive, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of February, 2004.

Carl L. Shively

Carl L. Shively

Patricia A. Shively

Patricia A. Shively

STATE OF FLORIDA
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl L. Shively and Patricia A. Shively, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Melbourne, FL, this 25 day of February, 2004.
(City)

Tammy L. D'Angiolillo

Notary Public

My Commission expires:

TAMMY L. D'ANGIOLILLO
Notary Public, State of Florida
My comm. expires Jan. 18, 2007
No. DD 177999