B04 64

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $50,000.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 2004.

Notary Public
My Commission Expires: My Commission Expired 8-22-07

Davidson County DEEDWARR
Recvd: 04/23/04 13:11 2pgs
Fees:13.00 Taxes:59.20
20040423-0046456

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Swain	SAME	061-14-0-186.00
1901 Fatherland Street		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roy F. Wright and wife, Margaret Wright**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Swain**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 53 on the plan of E.B. Craig's subdivision of the Crownover Property on Gallatin Road, of record in Book 894, page 640, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 53 fronts 50 feet on the westerly side of Baxter Street and runs back 155 feet 9 inches to the south line and 156 feet 9 inches on the north line to a dead line and shows 50 feet on said dead line.

Being the same property conveyed to Roy F. Wright and wife, Margaret Wright, by deed from L.O. Anderson and wife, Lola B. Anderson, on July 21, 1958, of record in Book 1085, page 291, Register's Office for Davidson County, Tennessee. The said Margaret Wright having since died leaving said property to Roy R. Wright by right of survivorship. The said Roy R. Wright having since died on December 29, 2002, leaving said property to Robbye Jean Pickett, Brenda Rai Putnam, and Roy Elward Wright by Will of Roy Faulkner Wright of record in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 03P770. Said Will appoints Roy Elward Wright as Executor with power to sell any real estate owned by Roy R. Wrights at his death.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 894, page 640, Register's Office Davidson County, Tennessee.

This is improved property known as: **3733 Baxter Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 15, 2004.

The Estate of Roy Faulkner Wright

Roy Elward Wright
By: Roy Elward Wright

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **Roy Elward Wright**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **Executor of the Estate of Roy Faulkner Wright**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Executor of the Estate of Roy Faulkner Wright**, the bargainor(s), by the said **Roy Elward Wright**, as Executor.

WITNESS my hand and seal this 15th day of April, 20 04.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC My Commission Expires: 8/20/06