WARRANTY DEED

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN02273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Wright	Countrywide Home Loans	83-1-403
(NAME)	(NAME)	
1122 Granada Avenue	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(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, Lori J. Walker, unmarried, and Eileen J. Fox, unmarried, as joint tenants with the right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Wright, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of J.B. Hancock's East End Addition, of record in Plat Book 57, Page 133, Register's Office for said County, to which reference is made for a more complete description. Said Lot No. 48 fronts 50 feet on the southerly margin of Granada Avenue, formerly Grand Avenue, and extends back 140.6 feet on the westerly line and 139.8 feet on the easterly line to alley line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Lori Walker and Eileen Fox, as joint tenants with the right of survivorship, by Warranty Deed dated June 30, 1993, from Oscar S. Green and spouse, Lillie Dickerson Green, of record in Book 9000, Page 348, Register's Office for Davidson County, Tennessee. Lori Walker is also known as Lori J. Walker. Eileen Fox is also known as Eileen J. Fox.

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

unimproved ☐

This is improved ☒ property, known as 1122 Granada Avenue, Nashville, TN 37206

(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.

Davidson County DEEDWARR
Recvd: 04/30/04 14:35 2pgs
Fees:13.00 Taxes:166.50
20040430-0049523

Witness our hands this 16th day of April, 2004.

Lori J. Walker

Eileen J. Fox

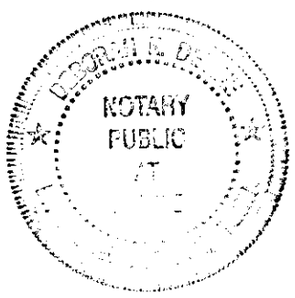
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori J. Walker and Eileen J. Fox, 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 at Nashville, Tennessee this 16th day of April, 2004.

Commission expires: ~~November~~ 27, 2004



Deborah K. Devine Notary Public