WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/04 11:12 2pgs
Fees:13.00 Taxes:1217.30

20040505-0051270

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 329,000.00

Carrie Teasley
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9th DAY OF APRIL, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-24-07

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00192

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Donald N. Capparella and Amy R. Dorfman	America's Wholesale Lender	MAP: 117-16
1218 Grandview Drive	750 Old Hickory Blvd., #180	Parcel: 46
Nashville, TN 37215	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHARON WRIGHT AND JERRY C. COLLINS, AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF HILDA C. COLLINS DATED APRIL 6, 1984

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DONALD N. CAPPARELLA AND WIFE AMY R. DORFMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 8, 9 and 1/2 of 10, Block M, on the Map of Maplehurst Subdivision, as shown on plat of record in Plat Book 843, page 22 and 23, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said lots and part of lot adjoin and front together 124 feet on the northerly side of Grandview Drive and run back between parallel lines 150 feet to a dead line. Being the same property conveyed to Hilda C. Collins by Deed of record in Book 5820, Page 72, recorded 11/17/1981, Register's Office for Davidson County, Tennessee. Hilda C. Collins died 3-12-03; pursuant to Last Will and Testament of Hilda C. Collins dated April 6, 1984 and of record in ~~XXXXXXXX XXXXXXXXXXXXXXXXXXXX~~, property was bequeathed and devised to Sharon Wright and Jerry C. Collins.
Book 5161, Page 1066803, Probate Court, Davidson County, Tennessee.
THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Sharon Wright pursuant to a power of attorney executed by the same on the 04/08/2004, and being filed for in Instrument # ______________________________, Register's Office for Davidson County, Tennessee.

This is improved property known as 1218 Grandview Drive, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 9th day of April, 2004.

Sharon Wright by Jerry C. Collins, Attorney in Fact
Sharon Wright BY Jerry C. Collins, Attorney in Fact

Jerry C. Collins
Jerry C. Collins

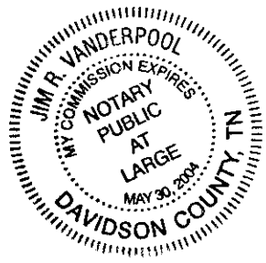
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 9th day of April, 2004, before me personally appeared Jerry C. Collins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sharon Wright and acknowledged that he executed the same as the free act and deed of said Sharon Wright.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____

My Commission Expires:_____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____

My Commission Expires:_____

