Davidson County DEEDWARR
Recvd: 11/16/04 14:55 2pgs
Fees:13.00 Taxes:129.50
20041116-0137673

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WARRANTY DEED

This Indenture made this **8th** day of **November, 2004** between **Excel Builders of Tennessee,** ,GRANTOR, and **Stephen Wright and Aldorothy Wright** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Enchanted Hills, Section Five, Phase Two, of record in Plat Book 9700, Page 371, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Excel Builders of Tennessee by Warranty Deed from Benita Jackson-Davis, married, of record in Instrument No. 20041029-0130060, filed for record on October 29, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 which have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 9700, Page 371; Restrictive Covenants of record in Book 4147, Page 49, and Book 11664, Page 291; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **8th** day of **November, 2004.**

Excel Builders of Tennessee by
Dwayne L. Bell, Pres.
Excel Builders of Tennessee

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Duayne Bell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the President of Excel Builders of Tennessee, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of Excel Builders of Tennessee by him/her self as President Witness my hand and official seal this 8th day of November, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $35000

Stephen L. Wright
Affiant

Subscribed and sworn before me this 8th day of November, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Stephen Wright
1005 Hamilton Road
Nashville, TN 37218

Send Tax Bills to:

same

Map & Parcel Number:

58-10/45.00