Record 3rd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/04 14:23 2pgs
Fees:13.00 Taxes:203.50

20041217-0150384

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of December, 2004

Notary Public
My Commission Expires: 2-4-06

ANDREW H. MALONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:
Bobby Wright	SAME	59-13-0-52.00
4013 Tucker Road		
Nashville, TN 37218		

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, **Heirs-at-Law of Dorothy Elliott Battle**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bobby Wright and Katherine Wright, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land located in Davidson County, Tennessee, being lot No. 96 on the Map of Treppard Heights, Section 1, as of record in Book 2663, pages 64 and 65, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Tucker Road at the corner of Lots Nos. 95 and 96; thence with the line between said lots, westwardly 185 feet to a point; thence north 7° 24' west 163.7 feet to a point; thence eastwardly 170 feet to a monument at the beginning of a curve; thence around said curve in a southeasterly direction, 39.19 feet to a point in the margin of Tucker Road; thence with the same 140 feet to the beginning.

Being the same property conveyed to Charles Edward Battle and wife, Dorothy Elliott Battle, by deed from Mary Frances Doyle, on January 22, 1969, of record in Book 4304, page 342, Register's Office for Davidson County, Tennessee. The said Charles Edward Battle having since died leaving property to Dorothy Elliott Battle by right of survivorship. Furthermore, the said Dorothy Elliott Battle having since died November 12, 2004, leaving the said property to Brenda Gail Armstrong, Ronda Denise Armstrong, and Tracy Yvette Bradford, her Heirs-at-Law.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2663, pages 64 and 65, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3987, page 193, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4013 Tucker Road, Nashville, TN 37218**

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 ____day of December, 2004.

Heirs-at-Law of Dorothy Elliott Battle

Brenda Gail Armstrong
Brenda Gail Armstrong

Ronda D. Armstrong
Ronda Denise Armstrong

Tracy Yvette Bradford

BY: Tracy Y. Bradford By: Ronda Armstrong Attorney-In-fact
Ronda Denise Armstrong, Attorney-in-fact

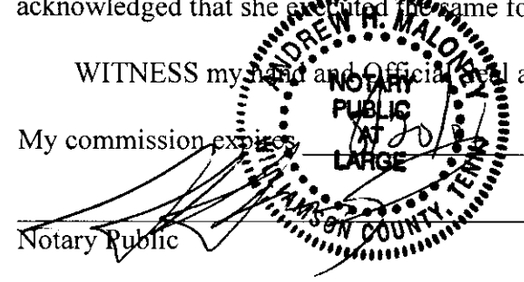
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronda Denise Armstrong and Brenda Gail Armstrong**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 13th day of December, 2004

My commission expires: _____

_____
Notary Public



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 Ronda Denise Armstrong, 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 Attorney-in-fact for Tracy Yvette Bradford, 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 Tracy Yvette Bradford, the bargainor(s), by the said Ronda Denise Armstrong, as Attorney-in-Fact.

WITNESS my hand and seal, this 13th day of December, 2004.

_____ My Commission Expires: 8/20/06
NOTARY PUBLIC

