Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNERS and
SEND TAX BILLS:
HERMAN E. WRIGHT and wife,
MARGARET A. WRIGHT
117 Star Blvd.
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
41 - 47

Davidson County DEEDWARR
Recvd: 04/15/05 12:59 2 pgs
Fees:13.00 Taxes:118.40
20050415-0042230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY TWO THOUSAND DOLLARS ($32,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to HERMAN E. WRIGHT and wife, MARGARET A. WRIGHT, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Being a part of A. D. Brown's Place, as of record in Book Q, Page 468, Register's Office for Davidson County, Tennessee and more particularly described in an unrecorded survey made by Ralph W. C. Lambert on November 9, 1957 for F. G. Buchanan as follows:

Beginning at an iron peg at a point designated as "Present Road"; thence South 10 degrees 30 minutes West a distance of 55 feet to an iron peg in R. A. Taylor's line; thence South 52 degrees 30 minutes West a distance of 235 feet to an iron peg; thence South 45 degrees East a distance of 100 feet to an iron peg; thence North 43 degrees 45 minutes East a distance of 125 feet to an iron peg; thence North 8 degrees 30 minutes East a distance of 70 feet; thence North 46 degrees 20 minutes East a distance of 100 feet to an iron peg; thence North 49 degrees West a distance of 60 feet to the point of origin.

Being the same property conveyed to Khushru H. Frenchman and wife, Rita K. Frenchman by deed of record in Book 8484, Page 722, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 8 day of April, 2005.

KHUSHRU H. FRENCHMAN

RITA K. FRENCHMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, the within named bargainors 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 at office this 8 day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $32,000.00.

AFFIANT

Subscribed to and sworn before me, this the 13th day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

3-25-2006

DEANIE GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

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