Davidson County DEEDWARR
Recvd: 07/14/05 15:00 2 pgs
Fees:13.00 Taxes:258.63

20050714-0081966

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

15-0502-150144

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $69,900.00

Affiant

Subscribed and sworn to before me, this ____ day of July, 2005.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Patsy R. Wright	New Owner	149-03-0
2448 Scott Valley Drive		112
Nashville TN 37217		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robby Huttsell and Barbara Huttsell, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patsy R. Wright**, hereinafter called the Grantee, her successors 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. 9B on the Plan of Zone Lot Division of Edge-O-Lake Villa, Lot Nos. 9 thru 15, of record in Plat Book 5200, Page 644, amended in Book 6900, Page 376, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robby Huttsell and Barbara Huttsell, husband and wife, by deed from Acting Secretary of Housing and Urban Development, dated 07-06-04, of record in Instrument No. 20040720-0086434, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Wendy M. Stafford, unmarried by deed from Brian K. Engel and wife, Joan M. Engel, dated 02-27-98, of record in Book 10825, Page 828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2448 Scott Valley Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 8 day of July, 2005.

Robby Huttsell
Robby Huttsell

Barbara Huttsell
Barbara Huttsell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robby Huttsell and Barbara Huttsell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 8 day of July, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

