Davidson County DEEDWARR
Recvd: 07/22/05 12:42 2 pgs
Fees:13.00 Taxes:444.00

20050722-0085586

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

+ Deborah R. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Wright (NAME)	Same As New Owner (NAME)	MAP 63
1700 Hudson Road (ADDRESS)	(ADDRESS)	PARCEL 47.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Dale Douglas as Trustee of the Lestrene S. Berry Testamentary Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Wright and ~~wife~~, Deborah R. Wright and Deloris M. Bowman, as joint tenants, each a one third undivided interest, with right of survivorship

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

LAND in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Hudson Lane being the common corner of parcels 1 and 2; thence North 30 degrees, 15 minutes West 205 feet, more or less, to a point in the curve of said lane; thence with the center line of said curve 430 feet around said curve; thence South 77 degrees, West 80 feet to a point in the center of said lane, being the common corner, being lots 2 and 3; thence South 30 degrees, 15 minutes East 551 feet to a point in the southern boundary line between tract 1 and 2; thence North 64 degrees, East 300 feet, more or less, to the point of beginning, containing 2.8 acres, more or less.

BEING the same property conveyed to Joseph F. Berry and wife, Lestrene S. Berry, of record in Book 3027, page 277, Register's Office for Davidson County, Tennessee. The said Joseph F. Berry, having since died. Lestrene S. Berry having since conveyed all of her right title and interest to Lestrene S. Berry, a widow, and Wanda Berry Douglas, as joint tenants with right of survivorship, by Quitclaim Deed of record in Book 7623, page 601, Register's Office for Davidson County, TN Wanda Berry Douglas, a/k/a Wanda Faye Douglas having pre-deceased Lestrene S. Berry, whom has since died, January 20, 2005.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1650 Hudson Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the 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 21st day of July, 2005

Lestrene S. Berry Testamentary, Trust
By: Richard Dale Douglas
Richard Dale Douglas, Trustee

LEGAL DESCRIPTION CONTINUATION

Pursuant to and By Last Will and Testatment of Lestrene S. Berry, No. 05P-447, of record at Volume 5794\1840881, Probate Division, Seventh Circuit Court For Davidson County, Tennessee; and by Quitclaim Deed of record at Instrument No. 20050509-0051797, said Register's Office, Richard Dale Douglas, Trustee of the Lestrene S. Berry Testamentary Trust conveys the herein described property as Trustee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Richard Dale Douglas and R. Dale Douglas, being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Dale Douglas, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Trustee of the Lestrene S. Berry Testamentary Trust, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of July, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON