WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/05 07:51 2 pgs
Fees:13.00 Taxes:1276.50

20050906-0106167

S. SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

State of Tennessee)
County of Davidson)

05-08-026-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of August, 2005

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
J. BROOKS FOX AND LORA FOX	**REGIONS BANK**	131-07-0-A
(NAME) 4272 Jamesborough Place	(NAME) P.O. Box 2153 Dept. 2520	18.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **J. DOUGLAS WRIGHT, JR., AND WIFE, MARILYN JOAN WRIGHT**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **J. BROOKS FOX AND LORA* FOX**, hereinafter called the Grantee(s), their heirs 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. 18 on the Plan of Phase II & III Hillsborough Place, of record in Book 5200, Page 160, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to J. DOUGLAS WRIGHT, JR AND WIFE, MARILY JOAN WRIGHT, AS TENANTS IN COMMON, by Deed from JAMES E. CHARLET, JR AND BARBARA L. CHARLET, December 23, 2002, of record in Instrument No. 20021227-0159296, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Hillsborough Place, of record in Book 5151, Page 50, in Book 5240, Page 165, in Book 5292, Page 134, and as amended in Book 5332, Page 212, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property is not now nor ever has been the principal place of residence for the Grantor(s) herein.

* Lora Barkenbus Fox

BEING unimproved ☐
Improved ☒ property known as: 4272 Jamesborough Place, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 31st day of August, 2005.

J. DOUGLAS WRIGHT, JR.,

MARILYN JOAN WRIGHT

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 **J. DOUGLAS WRIGHT, JR., AND WIFE, MARILYN JOAN WRIGHT**, the bargainor(s), 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 and official seal at ~~Brentwood~~ Nashville, Tennessee, this ~~31~~st day of August, 2005.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires JULY 21, 2007