# WARRANTY DEED

**Return To:**
**Pinnacle Title & Escrow, LLC**
**2109 Buena Vista Pike**
**Nashville, TN 37218**
**(615) 256-3353**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL)

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**MY COMMISSION EXPIRES: May 23, 2009**

**THIS INSTRUMENT WAS PREPARED BY**
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lorenzo Wright | Liberty Savings Bank, F.S.B. | 81-12394 |
| (NAME) | (NAME) | |
| 1402 10th Ave. N | 12276 San Jose Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Jacksonville, FL 32223 | |
| (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, Olivia Johnson, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorenzo Wright, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☒

This is improved ☐ property, known as 1402 10th Ave. N, Nashville, TN 37208

(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 14th day of August, 2005.

Olivia Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: **MY COMMISSION EXPIRES: May 23, 2009**

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Davidson County DEEDWARR
Recvd: 09/20/05 13:56 2 pgs
Fees:13.00 Taxes:88.80

20050920-0113068

# EXHIBIT A

Land in Davidson County, Tennessee, being the northerly 30 feet of Lot No. 143 and the southerly 20 feet of Lot No. 144, on the Plan of McGavock, Wetmore and others, 1st Addition called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County.

Said parts of Lots Nos. 143 and 144 front together 50 feet on the easterly side of 10th Avenue, North, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Olivia Johnson, a single person, by Quitclaim Deed from Joseph Churchwell, heir at law of Anna B. Chandler, deceased, of record in Instrument No. 200002090013175; also conveyed by Quitclaim Deed from Jessie M. Churchwell, heir at law of Anna B. Chandler, deceased, of record in Instrument No. 200002090013176; also conveyed by Quitclaim Deed from Annetta Churchwell, heir at law of Anna B. Chandler, deceased, of record in Instrument No. 200002090013177; also conveyed by Quitclaim Deed from David Churchwell, heir at law of Anna B. Chandler, deceased, of record in Instrument No. 200002090013178; all in the Register's Office for Davidson County, Tennessee.