File Box 19 B
05-09-016 5

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Suntrust Mortgage, Inc.
201 4th Ave North
Nashville, TN 37219

MAP PARCEL NUMBERS 132-5-33

New owners:
Gail Addlestone +
Jeffrey Sparks
4117 Crestridge DR.
Nashville, TN 37204

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of September , **2005**, by and between **Elizabeth Wright**, a single woman, party of the first part, and **Gail L. Addlestone and Jeffrey Spark, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **$385,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Lot No. 53 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 130 feet on the northerly side of Crestridge Drive and runs back between lines 280 feet on the easterly side and 265.5 feet on the westerly side to a dead line which measures 95 feet..

Being the same property conveyed to T. H. Rose & wife, Winifred S. Rose by Warranty Deed from The T. H. Rose Trust, a Revocable Living Trust in Book 20001219-0124414, dated 12/1/00 and recorded 12/19/00 in Davidson County TN. Register's Office.

Being further conveyed to Elizabeth Wright by Warranty Deed from The T. H. Rose Trust in Book 20041028-0129716, dated 10/27/04 and recorded 10/28/04 in Davidson County TN. Register's Office

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been paid by the Grantor(s); Any and all matters of plat of record, in Book 1835, Page 49,50, 51, restrictions, easements of record in Book 1969, Page 609, 1786, Page 501, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Property also known as: 4117 Crestridge Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 10/03/05 15:47 2 pgs
Fees:13.00 Taxes:1424.50
20051003-0118775

Elizabeth Wright

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth Wright** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of September **2005**.

My commission expires 9-22-07

Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$385,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of September, 2005.

Notary Public

M. D. WALKER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

PROPERTY ADDRESS:
4117 Crestridge Drive
Nashville, TN 37204

My Commission Expires: 3/31/07