THIS INSTRUMENT PREPARED BY:
Christopher L. Kelly
Brogdon, Creasy, Kelly and Sanders
Attorneys at Law
230 N. Main Street
Dickson, Tennessee 37055
(615) 441-0001

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 01/30/06 09:59 2 pgs
Fees:13.00 Taxes:647.50
20060130-0011144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS ($175,000.00), the receipt of which is hereby acknowledged, WE, **A.C. HUBBARD (also known as ARTHUR C. HUBBARD) and wife, ANN HUBBARD, ("Grantors"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **JOHN ERIC WRIGHT, an unmarried man, ("Grantee"),** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows, to wit:

Being Lot No. 2 in Pasquo Park Subdivision, Section I, as of record in Book 3600, Page 53, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) restrictive covenants of record in Book 3769, Page 294, as corrected in Book 3870, Page 11, said Register's Office; (2) all matters shown on the plan of record in Book 3600, Page 53, said Register's Office; (3) Agreement for Dedication of Easement for sewer line of record in Book 7542, Page 245, said Register's Office; and (4) Agreements for Dedication of Public Utilities Easements of record in Instrument No. 20050128-0010515, and Instrument No. 20050912-0109445, both in said Register's Office.

Being the same property conveyed to A.C. Hubbard and wife Ann Hubbard, from John Perry Chaffin and wife Shirley Ann Chaffin by Warranty Deed of record in Book 4936, Page 336, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, and all the rights, easements, and appurtenances belonging thereto, unto the said Grantee, his heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantee, Grantee's heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 18th day of January, 2006.

A.C. Hubbard
A.C. HUBBARD

Ann Hubbard
ANN HUBBARD

STATE OF TENNESSEE

COUNTY OF Dickson

On this 18th day of January, 2006, before me personally appeared **A.C. HUBBARD and ANN HUBBARD**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument, and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 18th day of January, 2006.

NOTARY PUBLIC

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

My Commission Expires: 2-20-2007

STATE OF TENNESSEE

COUNTY OF Davidson

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 18 day of January, 2006.

NOTARY PUBLIC

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My commission Expires: 2-20-2007

THIS IS IMPROVED PROPERTY KNOWN AS:
5010 Chaffin Drive, Nashville, TN 37221

MAP - 155 **GROUP** - 16 **PARCEL** - 2.00

ADDRESS OF NEW OWNER
John Eric Wright
5010 Chaffin Dr.
Nashville, TN 37221

SEND TAX BILLS TO:
Regions Bank d/b/a Regions Mortgage
Department 2520, P O Box 2153
Birmingham, AL 35287-2520