PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 03/13/06 09:13 3 pgs
Fees:18.00 Taxes:455.10



20060313-0028403

# WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of March, 2006, by and between JOHNNIE ROBERT WRIGHT, UNMARRIED, hereinafter called Grantor, and TIMOTHY E. TOWNSEND and CATHLEEN M. TOWNSEND, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOHNNIE ROBERT WRIGHT, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TIMOTHY E. TOWNSEND and CATHLEEN M. TOWNSEND, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 3.93 +/- ACRES HUDSON RD., MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

Johnnie Robert Wright

JOHNNIE ROBERT WRIGHT
Signature of Seller

_____

Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**Personally appeared before me, a Notary Public of said County and State, JOHNNIE ROBERT WRIGHT, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.**

**Witness my hand, at** Madison, **TENNESSEE, this** 9 **day of March, 2006.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

TIMOTHY E. TOWNSEND and CATHLEEN M. TOWNSEND

306 EAST DUE WEST AVENUE
MADISON, TN 37115

Property Address:

3.93 +/- ACRES HUDSON RD., MADISON, TENNESSEE 37115
Person Responsible for Taxes:

306 East Due West Avenue
Madison, TN 37115

**Map & Parcel #: MAP 63, PARCEL ~~013.04~~** 51.00 JRW

## AFFIDAVIT OF VALUE

**STATE OF** Tennessee
**COUNTY OF** Davidson.

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **123000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Timothy E. Townsend
Affiant

Sworn to and subscribed before me, a Notary Public, this 9 day of **March, 2006.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7778

# EXHIBIT 'A'

A tract of land in the 11th Civil District of Davidson County, Tennessee, being the northerly 3.93 acres of Lot No. 1 on the Plan of the John Menees Lands, as of record in Minute Book "M", page 285, County Court for said County, described according to a survey made by E.H. Garrett, Surveyor, January 20, 1951, as follows:

Beginning at an iron pin on the westerly margin of a county road known as Hudson Road at the northeast corner of the property conveyed to B.W. Batey, Jr. by deed from Effie Menees Gee, of record in book 1969, page 23, Register's Office for said County; thence with the northern boundary line of said Batey Property north 88 degrees west 478 feet to Batey's northwest corner; thence north 2 degrees east 551 feet; thence north 65 degrees east 115.5 feet to the westerly margin of said Road; thence with same south 28-1/2 degrees east 692 feet, more or less, to the beginning, containing 3.96 acres, more or less.

Being the same property conveyed to JOHNNIE ROBERT WRIGHT AND WIFE, BRENDA K. WRIGHT, by Warranty Deed from Nixon P. Webb and wife, Andean C. Webb, of record in Book 4996, page 350, Register's Office for DAVIDSON County, Tennessee. The said Brenda K. Wright having subsequently conveyed all of her right, title and interest in and to said property to Johnnie Robert Wright by Quitclaim Deed of record as instrument Number 20000914-0091471, said Register's Office.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 63, PARCEL 913.04).

2. Country easements for roads and utilities, if any.