Davidson County DEEDWARR
Recvd: 06/01/06 10:44 3 pgs
Fees:18.00 Taxes:222.00
20060601-0064365

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THIS INSTRUMENT PREPARED BY: ***LYNN PERRY, Attorney at Law***
201 First Street NW
Cleveland, Tennessee 37311

OWNER:
Audrey W. McElhiney
1460 Station Four Lane
Old Hickory, TN 37138

SEND TAX BILLS TO:
Audrey W. McElhiney
1460 Station Four Lane
Old Hickory, TN 37138

Tax/Map No. 064-01-0 112.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

WARRANTY DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable consideration paid, the receipt of all of which is hereby acknowledged; WRIGHT BROTHERS CONSTRUCTION COMPANY, LLC, does hereby sell, transfer and convey unto AUDREY W. MCELHINEY, the following described real estate in Davidson County, Tennessee:

Lot Fifty-Eight (58), Phase Two, Cleveland Hall Subdivision, as shown on the plat of record as Instrument Number 20020304-0026804, Register's Office of Davidson County, Tennessee, as amended by minor revision of Lots 58 and 59, Phase Two, Cleveland Hall Subdivision, of record as Instrument Number 20020530-0065736, Register's Office of Davidson County, Tennessee.

FOR PRIOR TITLE, see General Warranty Deed unto Wright Brothers Construction Company, LLC, dated June 26, 2002, recorded June 28, 2002, instrument number 20020628-0078537, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

Subject to matters shown on the plat of record as Instrument Number 20020304-0026804, and on a minor revision of Lots 58 and 59, Phase Two, Cleveland Hall Subdivision, as of record as Instrument Number 20020530-0065736, in the Register's Office of Davidson County, Tennessee.

Subject to Charter of Cleveland Hall Homeowners Association, Inc. of record in Book 11725, Page 70, Register's Office of Davidson County, Tennessee.

Subject to Declarations of Covenants, Conditions and Restrictions for Cleveland Hall of record in Book 11725, Page 76, Register's Office for Davidson County, Tennessee.

Subject to Easement to Bellsouth Telecommunications, Inc., as set forth in instrument recorded in Book 11720, Page 325, in the Register's Office of Davidson County, Tennessee.

Subject to Easements to Cumberland Utility District, as set forth in instrument recorded in Book 7994, Page 173, in the Register's Office of Davidson County, Tennessee.

Subject to easements to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 8068, Page 524, in the Register's Office of Davidson County, Tennessee.

Subject to Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution systems of record in Book 8006, Page 677, in the Register's Office of Davidson County, Tennessee.

Subject to easement as of record in Book 7844, Page 242, in the Register's Office of Davidson County, Tennessee.

Taxes for the year of 2006 are to be prorated between the Grantor(s) and the Grantee(s) of even date herewith.

TO HAVE AND TO HOLD the same unto the said AUDREY W. MCELHINEY, her heirs and assigns, forever in fee simple. WRIGHT BROTHERS CONSTRUCTION COMPANY, LLC, covenants that it is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and it will forever warrant and defend the same against all lawful claims.

IN WITNESS WHEREOF, WRIGHT BROTHERS CONSTRUCTION COMPANY, LLC, has caused this instrument to be executed by Robert W. Wright, its member and by James D. Wright, its member to be effective as of this 5th day of April, 2006.

WRIGHT BROTHERS CONSTRUCTION COMPANY, LLC

BY: _____
Name: Robert W. Wright
Title: Member

BY: _____
Name: James Wright
Title: Member

STATE OF TENNESSEE
COUNTY OF Bradley

Before me, the undersigned, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared James Wright and Robert Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be the member and member, respectively of WRIGHT BROTHERS CONSTRUCTION COMPANY, LLC, the within named bargainor, a corporation, and that they as such member and member, being authorized so to do, executed the forgoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such member and member.

IN WITNESS WHEREOF, I have hereunto set my Hand and Notarial Seal at office in said State and County on this 31st day of March, 2006.

Sharon K. Lupo
NOTARY PUBLIC

SHARON K. LUPO
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

MY COMMISSION EXPIRES: 8-16-09

STATE OF TENNESSEE
COUNTY OF Bradley

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ($ 60,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert W. Wright
AFFIANT

TERRI G. RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Sworn to and subscribed before me this 31st day of March, 2006.

Terri G. Rector
Notary Public

My Commission Expires: 8/19/09

NO TITLE SEARCH HAS BEEN MADE CONCERNING THIS REAL ESTATE. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE VALIDITY OF THE TITLE TO THE PROPERTY DESCRIBED AND CONVEYED HEREIN. THE DESCRIPTION OF THE PROPERTY IN THIS DEED WAS TAKEN FROM THE INFORMATION FURNISHED AND APPROVED BY THE PARTIES HEREIN. NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED, OR TO BE IMPLIED BY THE PREPARER OF THIS DEED. THIS DEED SHOULD BE RECORDED IMMEDIATELY IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY IN WHICH THE PROPERTY IS LOCATED.