WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/06 13:03 2 pgs
Fees:13.00 Taxes:2793.50

20060616-0072082

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

FILE BOX 19B
06-05-005-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of June, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHELLE R. EDWARDS D/B/A EDWARDS ENTERPRISES	**"NEW OWNER"**	93-14
(NAME) 909A&B Gleaves Street	(NAME)	561.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **J. DOUGLAS WRIGHT, JR., MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHELLE R. EDWARDS D/B/A EDWARDS ENTERPRISES**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Edgehill Estates, Section 66, of record in Book 4460, Page 157, said Register's Office for Davidson County, Tennessee, and more fully described according to an as built survey by Phillip E. Holmes, Jr., Tennessee registered land surveyor No. 1728, dated May 16, 2006, as follows:

BEGINNING at an iron pin on the southerly margin of Gleaves Street and the northeastern corner of the Hill-Burton-Moran, LLC property, as of record in Insturment No. 20050209-0015179, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

1). Thence along Gleaves Street; S82°44'15"E, 147.62 feet to an iron pin;
2.) Thence along the western property line of the Nashville Urban Partners 2006, LLC property; S07°15'45"W, 185.01 feet to an iron pin;
3.) Thence along a 20-foot alley; N82°44'15"W, 144.61 feet to an iron pin;
4.) Thence along the eastern property line of the Hill-Burton-Morgan, LLC property; N06°19'49"E, 185.03 feet to the point of beginning, containing 27,032.04 square feet or 0.62 acres.

BEING the same property conveyed to J. DOUGLAS WRIGHT, JR., by Deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY of record in Book 4688, Page 796, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 4688, Page 796, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

"Property has been used for commercial purposes and is not nor ever has been principal place of residence of grantor"

BEING unimproved ☐
Improved ☒ property known as: 909A&B Gleaves Street, Nashville, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 14th day of June, 2006.

J. DOUGLAS WRIGHT, JR.

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of June, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.