Davidson County DEEDWARR
Recvd: 07/26/06 08:05 2 pgs
Fees:13.00 Taxes:37.74

20060726-0089771

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,200.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CMF-06-2823

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Flowers	Chris Flowers	
2823 Georgia Avenue (ADDRESS)	2823 Georgia Avenue (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	92-1-147

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD WRIGHT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRIS FLOWERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 44, I. L. PENDLETON'S SUBDIVISION OF THE STEGER HOME PLACE, as shown on plat of record in Plat Book 421, Page 106, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

Being the same property conveyed to Elwood McKinley Wright and wife, Edith Wright by Installment Deed from Homer McEwen and wife, Ella Mai McEwen recorded April 19, 1960 in Book 3066, Page 519, Register's Office for Davidson County, Tennessee. By Last Will and Testament of E. McKinley Wright, Probate #69408, recorded April 25, 1996 in Book 10026, Page 315, Register's Office for said County, the property was devised to Ethel Wright and Martha W. Goodman. By Quitclaim Deed recorded December 17, 1985 in Book 6737, Page 391, Register's Office for said County, Ethel M. Wright conveyed her interest to Donald E. Wright.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)

This is improved ( ) property, known as 2823 Georgia Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this 20th day of July, 2006.

Donald E. Wright

Donald Wright

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Wright, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903