03

Realty Title
Box 48-A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060433

Davidson County DEEDWARR
Recvd: 07/31/06 10:06 2 pgs
Fees:13.00 Taxes:473.23
20060731-0092046

Send Tax Bills To:
James Kennedy
389 Bonnavale Drive
Hermitage, Tn. 37076

New Owner is:
James Kennedy
389 Bonnavale Drive
Hermitage, TN 37076

MAP: 074-08-0-183.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michelle V. Wright** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James Kennedy and Tigist Hailemariam**, *Husband and wife, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 882 on the Plan of Hermitage Hills, Section 8 of recorsd in Plat book 3600, Page 24, Register's Office for said County.

Said Lot No. 882, which is a corner lot, fronts 100.69 feet on the southerly margin of Boonavale Drive and fronts 135.43 feet on the broken westerly margin of Bonnalee Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 128.8 feet on the westerly line and 96.65 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Charles W. Wright, Jr. and spouse, Michelle V. Wright, by Warranty Deed from Jeffrey T. Major, married, dated June 30, 1997, recorded August 6, 1997, in Book 10559, page 934, Register's Office for Davidson County, Tennessee. Charles W. Wright, Jr. having quitclaimed his interest to Michelle V. Wright by deed of record at Instrument No. X *

~~Mary Anne Major, the spouse of Jeffrey T. Major, joins in this conveyance solely to convey any marital interest she may have in subject property.~~

*Davidson County Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MW
Sellers Ints.

X20060731-0092045

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of June, 2006.

GRANTOR:

Michelle V. Wright

Michelle V. Wright

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michelle V. Wright** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of June, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $127,900.00.

Sandra M. Cloud
Affiant

SWORN TO and subscribed before me this 16th day of June, 2006

Peggy S. Hill
NOTARY PUBLIC

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

My commission expires:

7-25-09