Davidson County DEEDWARR
Recvd: 09/18/06 10:54 1 pgs
Fees:13.00 Taxes:1176.60

20060918-0115071

WARRANTY DEED

AT-20060210

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of September, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ronald C. Small	Franklin American Mortgage Company	081-12-0 394.00
1402 10th Avenue North	501 Corporate Centre Drive, Suite 400	
Davidson, TN 37208	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lorenzo Wright, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ronald C. Small, 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:

Exhibit "A"

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

Being the northerly 30 feet of Lot 143 and the southerly 20 feet of Lot No. 144, on the Plan of McGavocks Wetmore and others, 1st addition called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 143 and 144 front together on the easterly side of 10th Avenue North and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lorenzo Wright from Olivia Johnson, a single person by Warranty Deed dated August 14, 2005 and recorded September 20, 2005 in Instrument #20050920-0113068, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1402 10th Avenue North, Davidson, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of September, 2006

Lorenzo Wright

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Lorenzo Wright , 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 Williamson, Tennessee this 15th day of September, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY