WARRANTY DEED

AT-20070268

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00.

Angie McClanahan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of June, 2007.

April G Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lorenzo Wright	SAME	082-03-0 475.00
3017 Lyndale Drive		
Nashville, TN 37207		

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, Michael V. Graves, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lorenzo Wright, 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 Lot No. 3 on the Plan of Sharpe and Crutcher Addition, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the easterly side of North 4th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Michael V. Graves by Quitclaim Deed from James H. Parson a single Individual dated March 14, 1996 and recorded October 11, 1996 in Book 10222, page 960, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 905 Lischey Avenue, Nashville, TN 37207.

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 26th day of June, 2007

Michael V. Graves

Davidson County DEEDWARR
Recvd: 07/02/07 13:52 1 pgs
Fees:13.00 Taxes:101.75
20070702-0078782

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 Michael V. Graves , 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 26th day of June, 2007.

April G Nichols
Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY