Davidson County DEEDWARR
Recvd: 07/27/07 14:26 2 pgs
Fees:12.00 Taxes:0.00
20070727-0089649

# WARRANTY DEED

Wright

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of July, 2007.

Angie McClanahan
Notary Public

(Affix Seal)

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 D. Wright | SAME | 081.16-0-607.00 |
| 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, Hervie F Clemons, Jr., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lorenzo D. Wright, married, 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:

See Attached Exhibit "A"

( ) **unimproved**
**This is ( X ) improved property know as** 1016 11th Avenue North, Nashville, 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 25th day of July, 2007

Hervie F. Clemons, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Angie McClanahan, a Notary Public in and for said County and State, the within named Hervie F. Clemons, 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 Nashville, Tennessee, this 25th day of July, 2007.

Angie McClanahan
Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

"Exhibit A"

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows:

Being Lot No. 26 in B. W. Hall's Addition to Nashville, Tennessee, a plan of which is of record in Book No. 17, page 261, Register's Office for Davidson County, Tennessee.

Said Lot Fronts 50 Feet on the east side of Cumberland Street (now known as 11th Avenue) and runs back between parallel lines about 150 feet to an alley.

Being the same property conveyed to Lorenzo D. Wright by Final Decree Confirming Sale in the Chancery Court for Davidson County, Tennessee, File-Tax Civil Action Number 04-824-I, recorded February 3, 2005 in Instrument # 20050203-0012941, Register's Office for Davidson County, Tennessee.