Davidson County DEEDWARR
Recvd: 08/02/07 09:20 2 pgs
Fees:13.00 Taxes:763.65

20070802-0091768

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,890.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shannon G. Wright	Countrywide Home Loans Inc.	Map 83
1517 Lillian Street	dba America's Wholesale Lender 750 Old Hickory Blvd. #180	Group 13
Nashville, TN 37206	Brentwood, TN 37027	Parcel 536 or P/O 433

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kelley Construction, LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Shannon G. Wright, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 144, on the Plan of Block "O", Lindsley Home Place, of record in Plan Book 2, Page 92, Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Kelley Construction, LLC by deed from Victor J. Guy and Ella M. Rhea, of record in Instrument 20061013-0127303, dated October 4, 2006, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20070425-0049035 and Instrument 20070425-0049037, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plan Book 2, Page 92; and (3) Application to split parcels of record in Instrument 200611114-0141161, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1517 Lillian Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20th day of July, 2007.

Kelley Construction, LLC
By:

Kenneth A. Kelley, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth A. Kelley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Manager respectively of the Kelley Construction, LLC the within named bargainer, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the said Kenneth A. Kelley as such Chief Manager.

Witness my hand and official seal at office at Nashville, TN on this the 20th day of July, 2007.

My Commission Expires: 11-22-10

Notary Public

