WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/07 08:49 3 pgs
Fees:18.00 Taxes:148.00
20070831-0104697

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of Aug., 2007

Notary Public

My Commission expires: 11-14-2009

(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark A. Wright	SAME	072-10-0-026.00 & 072-10-0-027.00
1306 10th Avenue North		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Andrew Dixon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark A. Wright and Belinda R. Wright, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 52 and 53 on the plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Plan Book 332, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 52 and 53 front together 105 feet on the easterly margin of Davis Avenue and extend back 200 feet on the northerly line and 200 feet on the southerly line, which line is the northerly margin of Litton Avenue, to an alley, on which they abut 105 feet.

Being the same property conveyed to Carl A. Dent and wife, Lavetta Dent, by deed from Ervin M. Entrekin, Trustee, on December 18, 1969, of record in Book 4388, page 325, Register's Office for Davidson County, Tennessee. And further conveyed to James Andrew Dixon by Quitclaim Deed from Carl A. Dent and wife, Lavetta Dent of record in Book 9504, page 773, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in 332 Book 44, page , Register's Office for Davidson County, Tennessee.

This is improved property known as: **2900/2902 Davis Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 30, 2007.

James Andrew Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Andrew Dixon** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2007

My commission expires 12-20-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)