WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/07 10:48 2 pgs
Fees:13.00 Taxes:386.65
20071003-0117839

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-23-08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MARY ANNE HARDISON
SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha T. McLin	SAME	05101006500
(NAME)	(NAME)	
803 Due West Ave. N.		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072093

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Anna Sue M. Wright**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Martha T. McLin, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 803 Due West Avenue North, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of October, 2007.

Anna Sue M. Wright

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Anna Sue M. Wright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Anna Sue M. Wright executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of October, 2007 at Pleasant View, Tennessee.

Commission expires: 2-23-08

NOTARY PUBLIC AT LARGE
MARY ANNE HARDISON
SUMNER COUNTY, TENNESSEE

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 91 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor dated April 20, 1947, as follows:

BEGINNING at a point in the Southerly margin of Due West Avenue, at the corner of Lot Nos. 91 and 92; thence with the line between said two lots, Southwesterly 500 feet to a point; thence Northwesterly 46.24 feet to the corner of Lot Nos. 90 and 91; thence with the line between said two lots, Northeasterly 500 feet to the margin of said Due West Avenue; thence with the margin of same, Southeasterly 100 feet to the point of beginning.

BEING all of the same property conveyed to Charles David Wright and wife, Anna Sue M. Wright by Warranty Deed from Katherine Russell dated December 27, 1996 and filed of record in Book 10310, Page 175, Register's Office for Davidson County, Tennessee.

The said Charles David Wright died December 12, 1999 leaving the said Anna Sue M. Wright the surviving tenant by the entirety and sole owner of said land.