THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27214-12-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 19th day of December, 2007. Notary Public My Commission Expires: 11-14-09

WARRANTY DEED

Address New Owner: Mitchell Wright 2006 21st Avenue South Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 10412009200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A. Hugh Wright, III**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell Wright and wife, Amy Wright** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2006 21st Avenue South, Nashville, TN 37212 and is not the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of December, 2007.

A. Hugh Wright, III

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **A. Hugh Wright, III**, 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, at office, this 19th day of December, 2007.

Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 12/27/07 15:10 2 pgs
Fees:13.00 Taxes:2405.00

20071227-0148102

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Calhoun as of record in Plat Book 161, page 156, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to A. Hugh Wright, III by deed dated May 31, 1979 from Finis R. Sharp, Jr. and wife, Mary T. Sharp of record in Book 5445, page 205, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 161, page 156, Register's Office for Davidson County, Tennessee.