WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/08 08:40 2 pgs
Fees:13.00 Taxes:325.60

20080124-0007298

State of Tennessee
County of Orange

The actual consideration or value, whichever is greater, for this transfer is **$88,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2008.

Notary Public

My commission expires **MY COMMISSION EXPIRES: July 24, 2010**

(AFFIX SEAL)

AMY GERWIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, Florida 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel R. Green	same	**08208022600**
1536 Holly Tree Gap	PO Box 191	
Nashville, Tennessee 37206	Nolensville, TN 37135	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Phillip Wright, Jr., a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel R. Green, a married man

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:

LAND in Davidson County, Tennessee, being Lot No. 13, on the Plan of Leek Subdivision of Arthur Tract, as shown on plat of record in Plat Book 547, page 54, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 13 fronts 50 feet on the west side of Hart Avenue and runs back between parallel lines with the southerly margin of Mansfield Avenue, 170 feet to an alley.

Being the same property conveyed to Phillip Wright, Jr. in Instrument 20000522-0051027 recorded 5/22/2000, Register's Office for Davidson County, Tennessee.

This property has been used for investment purposes only and has never been used as the marital residence of the grantor.

This is improved (X) Unimproved (____) property, known as **426 Hart Avenue, Nashville, Tennessee 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 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/our hand(s) this **18th** day of **January, 2008.**

Phillip Wright, Jr.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Phillip Wright, Jr,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **January, 2008.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 24, 2010

AMY GERWIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY