Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 02/29/08 10:57 2 pgs
Fees:13.00 Taxes:447.70
20080229-0020096

15-0802-151363

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $121,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2008.

Notary Public
My commission expires: 05/03/2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Genevieve L. Spencer c/o Debbie Spears 716 Braidwood Drive Nashville TN 37214	New Owner Same Address	096-10-0 195.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James O. Wright, Jr. and wife, Lucy Rebecca Wright, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Genevieve L. Spencer, married, hereinafter called the Grantees, their successors 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. 309, on the Plan of Cloverhill, of record in Book 2133, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Otis Wright, Jr. and wife, Kathy Marlana Wright by Clerk's Deed from Bill Covington, Davidson County Clerk, dated November 15, 1990, recorded November 21, 1990, of record in Book 8242, Page 218, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Otis Wright, Jr. by Quitclaim Deed from Kathy Marlana Wright, dated August 13, 1993, recorded December 28, 1993, of record in Book 9200, Page 225, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James O. Wright, Jr. and wife, Lucy Rebecca Wright by deed from James O. Wright, Jr., dated December 18, 1996, recorded December 18, 1996, of record in Book 10294, Page 451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 716 Braidwood Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

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 27th day of February, 2008.

James O. Wright, Jr.

Lucy Rebecca Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James O. Wright, Jr. and Lucy Rebecca Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 27th day of February, 2008.

State of Tennessee at Large

My Commission expires: 05/03/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds