Davidson County DEEDWARR
Recvd: 04/08/08 08:27 2 pgs
Fees:13.00 Taxes:262.70
20080408-0035260

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**WARRANTY DEED**

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Homer P. Duke** | **Residential Loan Centers of America, Inc.** | **80-4-48** |
| (NAME) | (NAME) | |
| **3201 Doak Avenue** | **2350 E. Devon Avenue, Suite 300** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | **Des Plaines, IL 60018** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cathy Marie Wright a single person and Richard Weaver, a single person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Homer P. Duke, a single person**, 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 the northwesterl y part of Lot No. 9 of Block 2 on the map of G.T. Sheegog's Subdivision at Bordeaux f record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl, dated August 9, 1976, as follows:

SAID part of Lot No. 9 fronts the southwesterly margin of Doak Avenue a total of 74.83 feet and measures a total of 164.37 feet on the south line, 165 feet on the north line to a line in the rear which measures 55 feet.

BEING the same property conveyed to Cathy Marie Wright by Deed from Louis F. Norris and wife, Cynthia Jean Norris of record in Book 8357, page 130, Cathy Marie Wright having conveyed a ½ undivided interest to Richard Weaver by Quitclaim Deed of record in Book 10010, Page 629, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3201 Doak Avenue, Nashville, TN 37218**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this **4th day of April, 2008**.

Cathy Marie Wright

**Cathy Marie Wright**

Richard Weaver

**Richard Weaver**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Cathy Marie Wright a single person and Richard Weaver a single person** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 4th day of April, 2008.

Commission expires:

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public