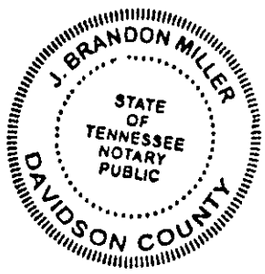
Davidson County DEEDWARR
Recvd: 09/12/08 12:34 2 pgs
Fees:13.00 Taxes:203.50
20080912-0093595

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $55,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 11th day of September, 2008. J. Brandon Miller Notary Public My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James A. Campbell	New Owner	Map 72-10 Par. 27 (2900 Davis Ave.)
2900 and 2902 Davis Street		Map 72-10 Par. 26 (2902 Davis Ave.)
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK A. WRIGHT AND BELINDA R. WRIGHT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. CAMPBELL, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Nos. 52 and 53 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Book 332, page 44, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Wright and Belinda R. Wright, husband and wife, by deed from James Andrew Dixon of record in Instrument 200708310104697, said Register' s Office, dated August 30, 2007. And being the same property conveyed to James Andrew Dixon by Quitclaim Deed from Carl A. Dent and wife Lavetta Dent of record in Book 9504, page 773, said Register's Office, dated October 24, 1994. And further being the same property conveyed to Carl A. Dent and wife Lavetta Dent by deed from Ervin M. Entrekin, Trustee, with full power to sell, mortgage, transfer and convey without joinder of any beneficiary of record in Book 4388, page 325, said Register's Office, dated December 18, 1969.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2900 and 2902 Davis Street, Nashville, TN 37216.

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(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of September, 2008.

Mark A. Wright

Belinda R. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark A. Wright and Belinda R. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of September, 2008.

Notary Public

My Commission Expires: November 22, 2010

