ADDRESS NEW OWNERS and
SEND TAX BILLS:
JAMES WRIGHT and wife
LEANN WRIGHT
329 Shepherd Hills Drive
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 10/21/08 13:52 2 pgs
Fees:13.00 Taxes:540.20

20081021-0105592

MAP PARCEL NUMBER:
34 - 7 - 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, W. DENNIS WRIGHT, widowed, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JAMES WRIGHT and wife, LEANN WRIGHT, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> A small tract of land in Davidson County, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated Nov. 7, 1966, as follows:
>
> BEGINNING at an iron pin in the northeasterly margin of Shepherd Hills Drive, 298.3 feet southeast from the south front corner of Lot No. 55 on the Map of Shepherd Hills, Section II; thence North 47 deg. East 225 feet to an iron pin; thence South 39 deg. 15 min. East 138.2 feet to an iron pin; thence South 11 deg. 56 min. East 256 feet to an iron pin in the margin of Shepherd Hills Drive; thence with the margin of the same, North 56 deg. 05 min. West 368 feet to the point of beginning, containing 1.1 acres, more or less.
>
> BEING the same property conveyed to W. Dennis Wright and wife, Ella Louise Wright, by deed of record in Book 4189, Page 878, Register's Office for Davidson County, Tennessee. Ella Louis Wright having died on June 17, 2007.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 329 Shepherd Hills Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

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HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 17 day of October, 2008.

W. Dennis Wright
W. DENNIS WRIGHT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, W. DENNIS WRIGHT, widowed, the within named bargainor 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 17 day of October, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $146,000.00.

AFFIANT

Subscribed to and sworn before me, this the 17 day of October, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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