WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Mary Alice Coon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Alice Coon	New South Federal Savings Bank	16103007900
(NAME)	(NAME)	
437 Tusculum Road	2301 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37212	
(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, Clinton Wright and wife, Mary Melissa Wright, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Alice Coon, an unmarried woman, 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. 2, on the Plan of McMurray Meadows, Section 1, of record in Plat Book 5060, Page 1, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clinton Wright and wife, Mary Melissa Wright, by deed of record in Instrument no. 20080221-0016791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
This instrument is executed on behalf of Clinton Wright and Mary Melissa Wright by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20081113-0112263, in the Register's Office for Davidson County, Tennessee.

& 20081113-0112264

unimproved ☐

This is improved ☒ property, known as 437 Tusculum Road, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 11/13/08 10:05 2 pgs
Fees:13.00 Taxes:475.45
20081113-0112265

Witness our hands this 7th day of November, 2008.

Clinton Wright

Clinton Wright by:
By: Terry DeSelms, Attorney in Fact aka AIF

Mary Melissa Wright

Mary Melissa Wright by:
By: Terry DeSelms, Attorney in Fact aka AIF

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of November, 2008 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Clinton Wright and Mary Melissa Wright, and acknowledged that he executed the same as the free act and deed of the said Clinton Wright and Mary Melissa Wright, through Power of Attorney granted him by the said Clinton Wright and Mary Melissa Wright.

Witness my hand and official seal at Franklin, Tennessee this 7th day of November, 2008.

Commission expires: November 14, 2009

Tabitha N. Calhoun Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
ADVANTAGE TITLE & ESCROW
2000 mallory lane, Ste 130
Box 523
Franklin, TN 37067