Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt, Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/20/08 13:34 2 pgs
Fees:13.00 Taxes:121.73
20081120-0114334

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099 Fax: 615-661-8477
File No. 08-1844

Property Address: 820 Lischey Ave., Nashville, TN 37206

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.,** existing under the laws of State of Tennessee , hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Phillip Wright, Jr. and wife, Sam E. Wright,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee described as follows:
An unnumbered lot shown on the Plan of Humphrey's Pierce's Addition to Northeast Nashville, as of record in Book 161, Page 20, Register's Office for Davidson County, Tennessee, being the Lot named "Dower" on plan of record in Plat Book 2, Page 94, Chancery Court at Nashville, described as follows:

Beginning in the westerly margin of Lischey Avenue or North 4th Street westerly 155 feet to a point on an alley 50 feet southerly from the southerly margin of Wilburn Street; thence with said alley southerly 50 feet to the corner of Dower Lot and the Homestead Lot of the widow of Humphrey Pierce, deceased; thence easterly with the line between said two lots 155 feet to the westerly margin of North 4th Street; thence with the westerly margin of North 4th Street northerly 51 ½ feet to the beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in Plat Book 161, Page 20, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Delorse Askins, unmarried by deed from Russell A. Zavitson, married, dated May 9, 2005 and recorded May 13, 2005, of record in Instrument No. 20050513-0054438, Register's Office for Davidson County, Tennessee and being further conveyed to Christian Properties, Inc. by Special Warranty Deed from Wells Fargo Bank National Association as Trustee for HSBC Bank USA, NA 2005-HE4, dated April 16, 2008, and recorded May 7, 2008, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20080507-0047232.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantees, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 19th day of November, 2008.

CHRISTIAN PROPERTIES, INC.

By: Van Christian, President

By: _____

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 19th day of November, 2008, before me, Angie Smith, the undersigned officer, personally appeared Van Christian of Christian Properties, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

ANGIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Angie Smith
Notary Public
My Commission expires: 8/23/11

Grantees' Name, Address, Phone:
Phillip Wright, Jr. and Sam E. Wright
532 Mill Station Dr.
Nashville TN 37207
Map and Parcel: 082-07-0-120.00

Send Tax Bills To:
532 Mill Station Dr.
Nashville TN 37207

State of Tennessee
County of: Wilson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 19 day of November 2008.

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 17, 2012

Notary Public
My Commission expires: 1-17-12