This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/01/09 14:27 3 pgs
Fees:18.00 Taxes:177.60
20090701-0061426

ADDRESS NEW OWNER:

Michael Hughey and wife, Tina Hughey
5461 Drye Run Road
Joelton, TN 37080

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 82-4
PARCEL 370

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joyce B. Wright** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Michael Hughey and wife, Tina Hughey** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Lookaway Subdivision of record in Plat Book 843, page 51, Register's Office for Davidson County, Tennessee,
>
> Said part of Lot No. 1 fronts 70 feet on the easterly side of McFerrin Avenue and runs back between parallel lines with the southerly margin of Granada, formerly Grand Avenue 87 feet on the northerly line and 125 feet on the southerly line.
>
> Being the same property conveyed to Joyce B. Wright by deed from D. W. McMackin, Substitute Trustee, of record in Book 7923, page 479, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 1015 McFerrin Avenue, Nashville, TN 37206.

Jimmy Wright joins in the execution of this instrument to convey his interest in the Property as spouse of Joyce B. Wright.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1ST day of July, 2009.

Joyce B. Wright

Jimmy Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joyce B. Wright and husband, Jimmy Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1ST day of July, 2009.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $48,000.00.

AFFIANT

Subscribed and sworn to before me
this 1 day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

