BILL GARRETT, Davidson County
Trans:T20100007502 DEEDWARR
Recvd: 02/05/10 14:07 2 pgs
Fees:13.00 Taxes:684.50
20100205-0009456

Return to: File Box 9-B First Title and Escrow Co. ftec file #29282 GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires (Notary Stamp) 3, 2011	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00 Affiant Subscribed and sworn to before me, this 29th day of January, 2010. Notary Public My commission expires: 3/23/2011

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wayne L. St. Clair **Cynthia L. St. Clair**	New Owner	**Map 072, Group 12-0, Parcel 263.00**
1939 Upland Drive		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jackie W. Glynn, as Executor of the Estate of Claude B. Wright, Jackie W. Glynn, as Trustee of the Ruth M. Wright Special Needs Trust and Jackie W. Glynn, as Trustee of the Revocable Trust Agreement of Claude B. Wright and Ruth M. Wright Revocable Trust dated June 10, 2009

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wayne L. St. Clair and Cynthia L. St. Clair, husband and wife

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. 169 on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Claude B. Wright and wife, Ruth Wright, by Warranty Deed, from Donald W. Grubbs and wife, Connie S. Grubbs, of record in Instrument No. 20001026-0106092, Dated October 11, 2000. Claude B. Wright and wife, Ruth Wright conveyed their interest in said property by Quitclaim Deed to Jackie W. Glynn, Trustee under the Claude B. Wright and Ruth M. Wright Revocable Trust, dated June 10, 2009, of record in Instrument No. 20090619-0057114, Dated June 10, 2009. Claude B. Wright has since died. Said property was further conveyed from Jackie W. Glynn, Trustee of the Revocable Trust Agreement of Claude B. Wright and Ruth M. Wright Revocable Trust dated June 10, 2009, by Quitclaim Deed, to Jackie W. Glynn, Executor of the Estate of Claude B. Wright, of record in Instrument No. 20091228-0116998, Dated December 22, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 2900, page 66, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3000, page 528, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1939 Upland Drive, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 29th day of January, 2010.

Jackie W. Glynn

Jackie W. Glynn, executor of the Estate of Claude B. Wright

Jackie W. Glynn

Jackie W. Glynn, Trustee of the Ruth M. Wright Special Needs Trust

Jackie W. Glynn

Jackie W. Glynn, Trustee of the Revocable Trust Agreement of Claude B. Wright
And Ruth M. Wright Revocable Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jackie W. Glynn, Executor/Executrix of the Estate of Claude B. Wright probate case No. 09P1803 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 29th day of January, 2010.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Notary Public

My Commission Expires: 9/23/13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jackie W. Glynn, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Ruth M. Wright Special Needs Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of January, 2010.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Notary Public

My Commission Expires: 9/23/13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jackie W. Glynn, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Revocable Trust Agreement of Claude B. Wright and Ruth M. Wright Revocable Trust , and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of January, 2010.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Notary Public

My Commission Expires: 9/23/13

File #: **100052CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027