WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/10 14:48 2 pgs
Fees:13.00 Taxes:111.00
20100322-0021427

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $30,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of March, 2010.

Notary Public

My Commission expires: 4.15.12
(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM CO.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Phillip Wright	SAME	082-12-0-082.00
532 Mill Station Drive		
Nashville, Tn 37207	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mrs N. D. Driver**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Phillip Wright**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 in the Subdivision of the Home Block of the Neill S. Brown Addition to Nashville, Tennessee, of record in Plan Book 2, page 100, of the Chancery Court of Nashville.

Said Lot No. 10 fronts 50 feet on the easterly side of Neill Avenue, and extends back between parallel lines 170 feet to a 15 foot alley.

Being the same property conveyed to Mrs N. D. Driver, by deed from Altie M. Waddell, unmarried, on June 30, 1989, of record in Book 7881, page 380, Register's Office for Davidson County, Tennessee.

Mrs. N.D. Driver aka Nancy D. Driver, aka Nannie D. Driver

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plan Book 2, page 100, Chancery Court of Nashville County, Tennessee.

This is improved property known as: **115 Neill Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this ~~February 19, 2010.~~ March 3, 2010

Nancy D. Driver by Ronald C. Duncan Atty in fact

Mrs. N. D. Driver
aka Nancy D. Driver
aka Nannie D. Driver

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared David C. Duncan with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Nancy D. Driver aka Nannie D. Driver aka Mrs, N.D. Driver the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mrs N.D. Driver the bargainor(s), by the said David C. Duncan, as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of March, 2010.

NOTARY PUBLIC My Commission Expires: 8/23/14

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of t
version of the attached document tendered for registration herewith and that this is a true an
of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY