WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/22/10 09:35 2 pgs
Fees:13.00 Taxes:111.00
20100422-0030367

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 14th day of April, 2010

Notary Public

My Commission expires: 8/10/10
(Affix Seal)

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	081-06-0-240.00
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, **Nannie 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. 5 on the plan of Cumberland Gardens, Section VIII, of record in Book 3300, page 82, Register's Office for Davidson County, Tennessee, Described as follows:

Beginning at a point in the westerly margin of 25th Avenue North Court culdesac, the same being a common corner of Lots 5 and 6; thence with the dividing line between Lots 5 and 6, westwardly 107.7 feet to a point; thence north 1° 22' east 83.2 feet to a point; thence north 89° 42' east 68.7 feet to a point; thence with the dividing line between lost 4 and 5 southwardly 121.5 feet to a point in the westerly margin of 25th Avenue North Court culdesac; thence with the margin of said culdesac southwardly 25.9 feet to the point of beginning.

Being the same property conveyed to John L. Driver and wife, Nannie D. Driver aka Nancy D. Driver, by deed from W.J. Driver, on July 30, 1965, of record in Book 3922, page 311, Register's Office for Davidson County, Tennessee. The said John L. Driver having died, leaving property to Nannie D. Driver by right of survivorship.

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 Book 3300, page 82, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3435, page 225, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1833 25th Avenue North, Nashville, TN 37208**

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 March 3, 2010.

Nannie D. Driver by Ronald Driver Atty in fact
Nannie D. Driver
aka Nancy 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, 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 Nannie 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: 5/23/11

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 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 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