STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,900.00

Patricia J. Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF April, 2011.

NOTARY PUBLIC

My Commission expires: 9-29-14

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 11040001

Howard Michael Wright

Address of New Owner	Send Tax Bills To:	Tax Information:
Patricia J. Smith 4645 Bull Run Road Ashland City, TN 37015	Same	046-00-0-076

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Howard Michael Wright,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Patricia J. Smith,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, being a part of the property conveyed to Janel Williams, Trustee, by deed from Tyree Harris, Trustee, of record in Book 3570, page 91, Register's Office for Davidson County, Tennessee.

Beginning in the center line of Bull Run Road at a point 1824 feet Northeast from the Northeast corner of the property conveyed to Blanche Anderson of record in Book 2704, page 94, Register's Office for said County, and running thence with the centerline of Bull Run Road North 57 deg. 30' East 100 feet; thence South 27 deg. 20' East 948 feet; thence South 2 deg. 30' West 201 feet; thence North 27 deg. 20' West 1109 feet to the point of beginning and containing 2.4 acres, more or less.

Being the same property conveyed to Howard Michael Wright by Quitclaim Deed from Maxine D. Wright, a widow, dated 05/24/1996, of record in Book 10360, page 554, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
4645 Bull Run Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2011 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

BILL GARRETT, Davidson County
Trans:T20110025624 DEEDWARR
Recvd: 05/02/11 10:49 2 pgs
Fees:13.00 Taxes:140.23
20110502-0033272

IN WITNESS WHEREOF, **Howard Michael Wright** has/have caused this instrument to be executed, this the 29 day of April, 2011.

Howard Michael Wright

Howard Michael Wright

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Howard Michael Wright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 29 day of April, 2011.

My commission Expires: 9-29-14

NOTARY PUBLIC

