WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110027549 DEEDWARR
Recvd: 05/09/11 13:24 2 pgs
Fees:13.00 Taxes:564.25
20110509-0035465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2011

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 3, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN M. SYKES	FIFTH THIRD MORTGAGE COMPANY	MAP 84-15 PAR 84
(NAME)	(NAME)	
2314 REVERE PLACE	5001 KINGSLEY DRIVE; MD 1MOB38	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	CINCINNATI, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **RUTH T. DOTSON, NOW BEING RUTH T.D. WRIGHT, UNMARRIED, BY AND THROUGH CHARLES WRIGHT, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN M. SYKES,** HEREINAFTER CALLED THE GRANTEE, HER 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. 40 on the Plan of Section I, Castlewood Estates, as of record in Book 2331, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Edward G. Dotson and wife, Ruth T. Dotson by deed dated 8/17/64 of record in Book 3803, page 356, Register's Office for Davidson County, Tennessee; the said Edward G. Dotson having since died on 3/23/77 the property then vested in Ruth T. Dotson as surviving tenant by the entirety. The said Ruth T. Dotson having remarried, now being Ruth T. D. Wright. The said husband of Ruth T. D. Wright being Eugene Gardner Wright, having since died on 7/2/82.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

CHARLES WRIGHT executes this instrument as Attorney in Fact for RUTH T. D. WRIGHT pursuant to power of attorney recorded in Instrument No. *20110509-0035464, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2314 REVERE PLACE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 hand this 6th day of May, 2011.

Ruth T.D. Wright
RUTH T.D. WRIGHT

Charles Wright AIF
BY: CHARLES WRIGHT, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHARLES WRIGHT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney-in-Fact for RUTH T. D. WRIGHT and is authorized by RUTH T. D. WRIGHT to execute this instrument on her behalf.

WITNESS my hand and official seal this 6th day of May, 2011.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

NOTARY PUBLIC

My commission expires: _____