WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037677 DEEDWARR
Recvd: 06/23/11 11:05 2 pgs
Fees:13.00 Taxes:1572.50

24856

20110623-0048245

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

X _____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF June, 2011.

_____
Notary Public

(Affix Seal)

My Commission Expires: 4-28-2013

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires April 28, 2013

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chad Michael Wright and wife, Jeffri Lyn Wright		
9570 New Highway 96 West	NEW OWNER	Map 178 Parcels 40.00 and 41.00
Franklin, TN 37064		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, SHIRLEY G. COWARD, hereinafter called the GRANTOR(S), has bargained and soid, and by these presents does hereby transfer and convey unto CHAD MICHAEL WRIGHT AND WIFE, JEFFRI LYN WRIGHT, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being two tracts of land in the Ninth Civil District of Davidson County, Tennessee, on the east side of Highway 96 as shown on the unrecorded map prepared by Barge, Waggoner & Summer dated June 26, 1970, and being more particularly described as follows:

TRACT 1: Beginning at a point on the easterly margin of State Highway No. 96, said point being 675.0 feet northwesterly from the intersection of the easterly margin of Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County, Tennessee; thence with said easterly margin of Highway No. 96, with a curve to the right, 400.0 feet to a point, said curve having a chord of North 32 deg. 26' West, 399.5; thence leaving said easterly margin of Highway No. 96, in a easterly direction North 62 deg. 45" east, 1767.6 feet to a point in the southerly line of the property conveyed to J.M. Groves, et ux, as recorded in Book 1515, page 188, Register's Office for Davidson County; thence leaving said Grove's southerly line, in a southerly direction South 19 deg. 12' West 251.9 feet to a point; thence in a southwesterly direction South 54 deg. 30' West, 1565.2 feet to a point in the easterly margin of Highway No. 96, the point of beginning, containing 10.8 acres, more or less.

TRACT 2: Beginning at a point on the easterly margin of State Highway No. 96, said point being 275.0 feet northwesterly from the intersection of the easterly margin of Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County; thence with said easterly margin of Highway No. 96, with a curve to the right 400.00 feet to a point, said curve having a chord of North 42 deg. 46' west. 399.5 feet; thence leaving said easterly margin of Highway 96, in an easterly direction North 54 deg. 30' East, 1565.2 feet to a point; thence, in a southerly direction South 19 deg. 12' West, 685.7 feet to a point; thence in a southwesterly direction South 54 deg. 30' West 955.0 feet to a point in the easterly margin of Highway No. 96, the point of beginning, containing 11.5 acres, more or less.

BEING the same property conveyed to Alton A. Coward, Jr. and wife, Shirley G. Coward by Warranty Deed from Timothy Ray Rushlow and wife, Mary Jane Rushow, of record in Book 10627, page 633, Register's Office for Davidson County, Tennessee. The said Alton A. Coward, Jr. died May 22, 2010, leaving the property vested in Shirley G. Coward, as surviving tenant by the entirety.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcels 17800004000 and 17800004100.

This is (X) improved property known as 9570 New Highway 96 West, Franklin, Tennessee 37064 .

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), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 22nd day of June, 2011:

Shirley G. Coward
Shirley G. Coward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named SHIRLEY G. COWARD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of June, 2011.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013