B04 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $424,000.00.

Affiant

Subscribed and sworn to me on August 19, 2011.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25107SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William D. Wright, Jr. Eileen O. Wright 5911 Willshire Drive Nashville, TN 37215	SAME AS NEW OWNERS	144-16-020

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marcia L. C'deBaca, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William D. Wright, Jr. and wife, Eileen O. Wright, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 303 on the Plan of Otter Creek Hills, Section III, of record in Book 3106, page 76, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary CdeBaca and wife, Marcia Ann CdeBaca by Warranty Deed dated August 15, 1984 from Lenore M. Frey of record in Book 6378, page 677, Register's Office for Davidson County, Tennessee. And being further conveyed to Marcia L. C'deBaca by Quitclaim Deed dated June 18, 2001 from Gary C'DeBaca of record as Instrument No. 20010703-0070966, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BILL GARRETT, Davidson County
Trans:T20110051296 DEEDWARR
Recvd: 08/19/11 14:07 2 pgs
Fees:13.00 Taxes:1568.80
20110819-0064408

3. Subject to all matters as set forth on the Plan of record in Book 2900, pages 110 and 111, amended in Book 3106, page 76, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 5911 Willshire Drive, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 our hands on August 19, 2011.

Marcia L. C'deBaca

Marcia L. C'deBaca

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 19, 2011, before me personally appeared Marcia L. C'deBaca to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on August 19, 2011.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE