Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20120006713 DEEDWARR
Recvd: 01/27/12 15:27 2 pgs
Fees:13.00 Taxes:331.15
20120127-0007971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,500.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 2012.

Notary Public
My Commission Expires: ~~07/08/14~~

CINDY B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

12-0020

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel A. Gingerich	FdM Bank	107-9
1110 Massman Drive	10 Cadillac Dr., Ste 100	027.00
Nashville, TN 37217	Brentwood TN 37027	

WARRANTY DEED

For and in 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, we **Marie M. Wright, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel A. Gingerich, single man**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 38 on the Plan of PATRICIA HEIGHTS, SECTION I, of record in Book 2331, Pages 130 and 131, as amended in Book 2646, Page 309, both in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Beginning at a point in the northerly margin of Massman Drive at the corner of Lots 38 and 39; thence northwardly with the line between said lots, 112 feet to a point in the southerly line of Lot 98; thence with the line between Lots 38 and 98 eastwardly 116.1 feet to a point in the westerly margin of Patricia Drive; thence with the margin of the same southwardly 122 feet to a point the beginning of a curve; thence around said curve southwestwardly 39.3 feet to a point in the northerly margin of Massman Drive; thence with the margin of the same westwardly 100 feet to the beginning.

Being the same property conveyed to Milton E. Wright, Jr. and wife, Marie M. Wright by deed from Hallmark Construction Company, dated August 20, 1957, recorded in Book 2695, Page 63, Register's Office for said County. Further Milton E. Wright, Jr. and wife, Marie M. Wright conveyed subject property to Marie M. Wright, a married woman by quitclaim deed dated February 18, 2011, recorded in Instrument No. 20110224-0015269, Register's Office for said County. Milton E. Wright, Jr. having since died, and Marie M. Wright having not remarried, is now unmarried. Marie M. Wright and Marie Wright being one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1110 Massman Drive, Nashville, TN 37217.**

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 our hands this 27th day of January, 2012.

Marie Wright by Faye Marie Hardiman, Attorney in Fact

Marie Wright, by Faye Marie Hardiman,
Attorney in Fact

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Faye Marie Hardiman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Marie Wright (one and the same as Marie M. Wright)** and that she is authorized by Marie Wright to execute this instrument on her behalf.

Witness my hand and seal at Snellville, GA, this 27th day of January, 2012.

MARION R KRIWANEK
NOTARY
EXPIRES
GEORGIA
DEC. 21, 2013
PUBLIC
GWINNETT COUNTY

Marion R. Kriwanek
Notary Public
My Commission Expires: 21 December 2013