BILL GARRETT, Davidson County
Trans:T20120007956 DEEDWARR
Recvd: 02/02/12 08:59 2 pgs
Fees:13.00 Taxes:429.20
20120202-0009349

This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of January, 2012, by and between Lukas Tarnin Photivihok and Jackie Photivihok, a married couple, party of the first part, and Joyce B Wright, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 338 on the Plan of Glengarry Park, Section III, as of record in Book 2900, Page 25, Register's Office for said County.

Said Lot fronts 80 feet on the northeasterly side of Winthorne Drive and runs back 206.7 feet on the northwesterly line and 228.6 feet on the southeasterly line to a dead line in the rear on which it measures 82.7 feet.

Being all or part of the same property conveyed to Lukas Tarnin Photivihok, by virtue of that certain Warranty Deed dated July 6, 2007, at Instrument No. 20070717-0085162 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

L. Phot. Wife
Lukas Tarnin Photivihok

J m Ph
Jackie Photivihok

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lukas Tarnin Photivihok and Jackie Photivihok, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Joyce B Wright
Apartment 111
4215 Harding Pike, Nashville, TN 37205

Tax Parcel No 12005003600

Property Address: 760 Winthorne Drive
Nashville, TN 37217

MAIL TAX
BILLS TO: Owner @ owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $116,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Joyce B. Wright
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of January, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

20120124