This instrument prepared by:

PICK-UP

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Davidson County DEEDWARR
Recvd: 01/08/03 10:48 2pgs
Fees:13.00 Taxes:370.00
20030108-0003260

WARRANTY DEED

New Owner and Address:	**Send Tax Bills to:**	**Map No: 105-10-0**
John Edward Root, et ux. 2104 Grantland Avenue Nashville, Tennessee 37204	SAME	**Parcel No: 324.00**

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STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Thousand Dollars and no cents ($100,000.00), and such other mutual promises of value.

McCAULEY GRAY, III

Sworn to and subscribed before me on this 7th day of January, 2003.

Notary Public

My commission expires: MY COMMISSION EXPIRES. November 25, 2006

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FOR AND IN CONSIDERATION of the sum of Ten Dollars and no cents ($10.00), and such other mutual promises of value, McCAULEY GRAY, III, has bargained and sold, and by these presents does transfer and convey, to JOHN EDWARD ROOT and wife, SARA MARIE ROOT their heirs, successors, and assigns, all of his right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows , to wit:

> Being Lot numbered "Two" (2) of Block 10 Yarbrough's Subdivision of Woodland, the Plan of which is recorded in the Register's Office for Davidson County, Tennessee in Book 161, page 87.
>
> Said Lot No. 2 fronts 50 feet on the eastern side of Grantland Avenue and runs back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to McCauley Gray, III, by warranty deed from Nettie Lou Denning as of record in Book 5300, page 634 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2104 Grantland Avenue, Nashville, Tennessee 37204.

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 7th day of January, 2003.

McCAULEY GRAY, III

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named McCAULEY GRAY, III, bargainor, 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 purpose contained therein.

Sworn to and subscribed before me on this
7 day of January, 2003.

Notary Public

My commission expires: MY COMMISSION EXPIRES November 25, 200-

NOTARY PUBLIC AT LARGE ELIZABETH B. PRIM DAVIDSON CO. TENN.