STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

23rd DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/26/04 12:48 2pgs
Fees:13.00 Taxes:231.25

20040226-0021936

File No. G4-1177D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steve Gray (NAME)	SAME (NAME)	41-12-89
1979 Baker Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

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, The Estate of Ruby E. Richey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Gray, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee being a part of Lot No. 1 on the Plan of the Gleaves Land, of record in Book 42, Page 643, Register's Office for said County, and being known as Lot No. 5 on the Map of Locust Hill Subdivision, not of record, and described according to a copy of a survey made by S.E. Davis, Surveyor, January 10, 1946, as follows:

Beginning at a point in the south margin of Old Hickory Boulevard, Hall's Lane Section, 500 feet east of the easterly margin of Dickerson Pike, being the corner of Lots Nos 4 and 5; thence with the line between said lots, southerly 364.6 feet; thence easterly 100 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots northerly 364.6 feet to the south margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the beginning.
Being the same property conveyed to Arthur F. Richey and wife, Ruby E. Richey, by Deed of Record in Book 1493, Page 282, Register's Office for Davidson County, Tennessee.
Arthur F. Richey having since died, vesting sole ownership in Ruby E. Richey as surviving tenant by the entirety.
The said Ruby E. Richey having since died testate and by Will of recorded on July 22, 2003 in Will Book 5401, Page 1188946, Probate Office of Davidson County, Tennessee appointing R. Royce Richey as Executor of the Estate of Ruby E. Richey.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 929 Old Hickory Blvd, Madison, TN 37115.

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. Whenever 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 23rd day of February, 2004.

X R. Royce Richey Exec.

The Estate of Ruby E. Richey BY: R. Royce Richey, Executor of The Estate of Ruby E. Richey

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named R. Royce Richey, Executor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 23rd day of February, 2004.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named R. Royce Richey, Executor of The Estate of Ruby E. Richey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of February, 2004.

My Commission Expires: 3/25/06 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of February, 2004.

My Commission Expires:_____ _____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282