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Davidson County DEEDWARR
Recvd: 07/26/04 09:16 2pgs
Fees:13.00 Taxes:222.00
20040726-0088831

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me this 21st day of July, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

03-0407-32097

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher M. Gray	NEW OWNER	52-09-146. & 52-09-148
2645 and 2647 Miami Avenue	8273 BOONE TRACE	
Nashville TN 37214	NASHVILLE, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Guerry M. Jameson, now McConnell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher M. Gray, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot Nos. 22 & 23, on the Plan of J.H. Gothard's Subdivision of 9.08 acres, of record in Book 547, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the above described property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4002, Page 759, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Leslie E. Jameson and wife, Guerry M. Jameson, by deed from Mary Lou Resha, of record in Book 5999, Page 620, Register's Office for Davidson County, Tennessee. Leslie E. Jameson having since died.

Subject property is not now, and never has been the usual residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 2645 and 2647 Miami Avenue, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of July, 2004.

Guerry Jameson McConnell 7/20/04

Guerry M. Jameson McConnell

STATE OF TENNESSEE
COUNTY OF Hawkins

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Guerry M. Jameson McConnell, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of July, 2004.

Gerlyn Elsea

Notary Public
State of Tennessee at Large



My Commission expires: 3-4-07