THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23355-09-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me this 4th day of October, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Paul Curran Joe Derrick 4611 Utah Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.103.04-0 Parcel No. 150.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McCauley Gray III, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Curran, married, and Joe Derrick, married**("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4611 Utah Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of October, 2004.

McCauley Gray III

Davidson County DEEDWARR
Recvd: 10/12/04 14:13 2pgs
Fees:13.00 Taxes:499.50
20041012-0122941

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **McCauley Gray III**, 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 purposes therein contained.

Witness my hand, at office, this 4th day of October, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 6 of Block 11, Sylvan Park Plan, as of record in Book 332, page 104, Register's Office for said County.

Said westerly 50 feet of Lot No. 6 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Avenue and runs back between parallel lines with the easterly margin of 47th Avenue North, formerly 6th Street, 160 feet to an alley.

Being the same property conveyed to McCauley Gray, III, single by Installment Deed dated May 13, 1980 from Helen M. Goodwin, single of record in Book 5603, page 95, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantor; and
2. All matters appearing on the Plan of record as Book 332, page 104, Register's Office for Davidson County, Tennessee.