WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$202,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Gray Jr.	**CTX Mortgage Company**	**83-10-338**
(NAME)	(NAME)	
2010 Hackberry Lane	**P O Box 199114**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Dallas, TX 75219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARY J. POOR, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY L. GRAY, JR,** * 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:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Map of Rolling Acres, of record in Book 1130, page 34, Register's Office for said County.

Said Lot No. 55 fronts 70 feet on the southerly side of Hackberry Lane and runs back 195 feet on the westerly line and 209 on the easterly line, to a dead line one which it measures 100 feet.

BEING the same property conveyed to Mary J. Poor, a single person by deed from E. M. Carney and wife, Edna E. Carney of record in Book 9603, page 827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **2010 Hackberry Lane, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of October, 2004.

Mary J. Poor

* and Lizabeth Gray, husband and wife

Davidson County DEEDWARR
Recvd: 11/01/04 08:57 2pgs
Fees:13.00 Taxes:749.62

20041101-0130417

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 Mary J. Poor, a single person, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

