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. 23856-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 17th day of February, 2005. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Walter S. Colt, Jenna Colt 1109 Grandview Drive Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.16-0 Parcel No. 154.00

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, **Billy D. Gray, Trustee of the Qualified Personal Residence Trust of Jane Graham Gray dated, April 25, 2003, with full power, and Jane Graham Gray, Trustee of the Qualified Personal Residence Trust of Billy D. Gray dated, April 25, 2003, with full power**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter S. Colt and wife, Jenna Colt** ("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 1109 Grandview Drive, Nashville, TN 37204

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 17th day of February, 2005.

Davidson County DEEDWARR
Recvd: 02/24/05 14:36 2 pgs
Fees:13.00 Taxes:1295.00
20050224-0020668

Billy D. Gray, Trustee

Jane Graham Gray, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Billy D. Gray, Trustee and Jane Graham Gray, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2005.

Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 59 on the Map of Section Number 1, Oriental Golf Club Subdivision, of record in Book 1424, page 10, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, dated December 17, 1938, as follows:

Beginning on the southerly margin of Grandview Drive 466 feet east of the easterly margin of Granny White Pike; thence with said Drive easterly 75 feet to the corners of Lots Nos. 59 and 60; thence with the line between said two Lots southwardly 201.5 feet; thence westwardly 75 feet to the southeast corner of Lot No. 58; thence with the line between Lots Nos. 58 and 59, northwardly 201.5 feet to the beginning.

Being the same property conveyed to Jane Graham Gray, Trustee of the Qualified Personal Residence Trust of Billy D. Gray dated, April 25, 2003, by Deed dated, April 25, 2003 from Billy D. Gray of record in Instrument No. 20030519-0068114, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Billy D. Gray, Trustee of the Qualified Personal Residence Trust of Jane Graham Gray dated, April 25, 2003 from Jane Graham Gray of record in Instrument No. 20030519-0068115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantees.