Davidson County DEEDWARR
Recvd: 06/01/05 10:32 2 pg
Fees:13.00 Taxes:444.00
20050601-0061516

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Cynthia M. Ray and Ross Ray	New Owner	Map 58-16
260 Haynes Park Dr.		Parcel 74.00
Nashville, TN 37218		12286

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Eva Pearl Ray** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Cynthia M. Ray and husband, Ross Ray,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Haynes Park Subdivision, Section 3, of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 101.73 feet on the southerly side of Kingview Drive and runs back between lines, 102 feet on the easterly line and 142.35 feet on the westerly line, to a broken line in the rear, on which it measures 77.47 feet.

Being the same property conveyed to Henry J. Cantrell and wife, Maggie M. Cantrell by deed from Henry W. Dozier, Jr. and wife, Janice K. Dozier, as of record in Book 6144, page 881, said Register's Office for Davidson County, Tennessee. The said Henry J. Cantrell has since died on September 20, 1985 and upon his death, title was vested in Maggie M. Cantrell as the sole surviving tenant by the entirety. The said Maggie M. Cantrell has since died on January 5, 2005 and the interest in and to the property conveyed herein descended at the death of Maggie M. Cantrell to Eva Pearl Ray, her sister, as her sole surviving heir at law. An Affidavit of Heirship is recorded herewith describing said vesting of title.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters of record in Plat Book 4460, page 185, said Register's Office.
3. Restrictive Covenants of record in Book 4707, page 766, said Register's Office.

This is improved property commonly known as 305 Kingview, Nashville, Tennessee 37218

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 120,000.00.

Affiant

Subscribed and sworn to before me this day of May, 2005.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24 day of May, 2005.

Eva Pearl Ray
Eva Pearl Ray

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 **Eva Pearl Ray**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of May, 2005.

Notary Public

My Commission Expires: 9/22/07