Davidson County DEEDWARR
Recvd: 07/26/05 10:10 2 pgs
Fees:13.00 Taxes:222.00
20050726-0086694

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $60,000.00.

Lindsey E. Gray
Affiant

Subscribed and sworn to me on July 25, 2005

John Cobb Rochford
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Jeff T. Goodson
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lou G. Gray and Lindsey E. Gray 1905 Lynmeade Court Nashville, TN 37210	American Home Mortgage 520 Broadhollow Rd. Melville, NY 11747	095-05-0-A-015.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Chris E. Thurman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lou G. Gray and Lindsey E. Gray, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot # 15, Belle Acres Subdivision, of record in Plat Book 5200, Page 227, re-recorded in Book 5200, Page 227, Corrected in Book 5412, Page 77, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Chris E. Thurman, from Ben Merritt and wife, Bonnie Merritt, a Partnership, d/b/a Ben Merritt Construction Company, by Warranty Deed, dated April 24, 1981, of record in Book 5739, Page 849, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County and subsequent taxes are assumed by the Grantees;
2. Matters shown on Plan of Record in Plat Book 5200, Page 227, in the Register's Office for Davidson County, Tennessee;
3. Easement for Maintenance & Architectural Control, of record in Book 5739, Page 857, and Book 5756, Page 167, said Register's Office; and
4. Restrictive Covenants/Declarations of Covenants, Conditions and Restrictions contained in instrument(s) of record in Book 5408, Page 360, said Register's Office.

This property is also known as improved property located at 1905 Lynmeade Court, Nashville, TN 37210.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on July 25, 2005.

Chris E. Thurman

Chris E. Thurman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 25, 2005, before me personally appeared Chris E. Thurman to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 25, 2005.

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE