PROPERTY TAX INFORMATION:

OWNER: Stephen Ray and
Suzanne Ray
3809 Trimble Road
Nashville, TN 37212

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 130-8
Parcel: 94

Davidson County DEEDWARR
Recvd: 12/29/05 09:24 2 pgs
Fees:13.00 Taxes:2220.00
20051229-0156346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Oakley S. Ray, an one-half (1/2) undivided interest as tenant in common and Kathleen W. Ray, an one-half undivided interest as tenant in common,** have bargained and sold and does hereby transfer and convey unto **Stephen Ray and wife, Suzanne Ray,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 7DA-44755 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot Nos. 30 and 31 on the Plan of Sharber's Harding Place Subdivision, not of record, described as follows: Beginning in the south margin of Trimble Road at the corner of Lots No. 29, and 30; thence along the margin of said road, east 200 feet 10 inches to the corner of Lots No. 31 and 32; thence south along the line Between these lots, 325 feet to the corner of said lots and lots No. 5 and 6; thence west along the line between Lots No. 6, 7, 30 and 31, 200 feet to a Corner of Lot No. 29 and 8; thence North along the line between Lots 29 and 30, 341 feet to the beginning.
>
> Being a portion of the same property conveyed unto Oakley S. Ray, an one-half (1/2) undivided interest as tenant in common and Kathleen W. Ray, an one-half undivided interest as tenant in common by Quitclaim Deed from Oakley S. Ray and wife, Kathleen W. Ray, dated February 11, 2000, Register's Office for Davidson County, Tennessee. 20000218-0016436
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which have been prorated between the

parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 27th day of December, 2005.

Oakley S. Ray by POA Christian S. Ray

Oakley S. Ray

Kathleen W. Ray by POA Christian S. Ray

Kathleen W. Ray

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Christian Ray to me known to be the person who executed the foregoing instrument in behalf of Oakley S. Ray and Kathleen W. Ray, acknowledged that he executed the same as the free act and deed of said Oakley S. Ray and Kathleen W. Ray, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Oakley S. Ray and Kathleen W. Ray, and appearing of record in Book T, page _____, in the Register's Office of Rutherford County, Tennessee. T 20051229-0156345

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

DEBBIE BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: ~~06/22/08~~ 3.22.09

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 27th day of December, 2005.

NOTARY PUBLIC

DEBBIE BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: ~~06/22/08~~ 3.22.09

/G4691