WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/06 08:48 2 pgs
Fees:13.00 Taxes:1206.20

20060315-0029574

State of Tennessee
County of Davidson

File in Box 14-A
File No. 19565-1

The actual consideration or value, whichever is greater, for this transfer is **$326,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2006.

Notary Public

My commission expires: 3/22/10

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roger DiSilvestro	**SunTrust Bank**	**103-12-049**
P. O. Box 128527	**201 4th Avenue North, 4th Floor**	
Nashville, TN 37212	**Nashville, TN 37219**	

FOR AND IN 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,

Diane Gregory, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger DiSilvestro

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. 46 of Block "I" on the Plan of Cherokee Park, Third Section, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Hettie Slyer Gregory, by Warranty Deed from Bessie Lightman, a widow, of record in Book 4677, Page 186, Register's Office for Davidson County, Tennessee. A Life Estate was retained by Bessie Lightman, as stated in the Deed of record in Book 4677, Page 186, said Register's Office. Bessie Lightman having since died on May 18, 1978. The said property was further conveyed to Hettie Salyer Gregory and husband, Leo A. Gregory, by Quitclaim Deed from Thomas D. Gupton, Trustee of record in Book 5513, Page 393, said Register's Office, and further conveyed to Diane Angela Gregory by Quitclaim Deed from Leo Anthony Gregory and wife, Hettie Salyer Gregory, of record in Book 9067, Page 294, said Register's Office, and further conveyed to Leo Anthony Gregory and Hettie Salyer Gregory, by Quitclaim Deed from Diane Angela Gregory, of record in Book 9276, Page 601, said Register's Office. The ssaid Leo Anthony Gregory having predeceased Hettie Salyer Gregory. The said property was devised to Diane Gregory by the Last Will and Testament of Hettie Salyer Gregory, of record in Will Book 216, Page 68, Probate Court of Davidson County, Tennessee, and of record in Book 10633, Page 613, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (X) unimproved (____) property, known as: **230 Cherokee Road, Nashville, TN 37205**

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 **14th** day of **March, 2006.**

Diane Gregory

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 **Diane Gregory, unmarried,** 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 **14th** day of **March, 2006.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/07