Davidson County DEEDWARR
Recvd: 04/19/06 09:49 2 pgs
Fees:13.00 Taxes:138.75
20060419-0044603

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,500.00

Affiant

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

Notary Public

My commission expires: 7/21/07
(AFFIX SEAL)

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jake Sogga	**SAME AS NEW OWNER**	**11901041200**
2306 Foster Avenue		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Marion C. Gray, a widow

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

Jake Sogga , unmarried

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. 9 on the Map of resubdivision of Lots Nos. 7,8,9, and 10 and part of Lots 6,11,12, and 13, Cumberland Nurseries, as of record in Book 332, page 36, Register's Office, Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the easterly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George T. Gray et ux Marion C. Gray, by Deed from James D. Gray et ux Virginia Gray, dated 05/13/74, of record in Book 4814, Page 675, Register's Office for Davidson County, TN. The said George T. Gray now being deceased.

This is improved (__x__) Unimproved (____) property, known as **2306 Foster Avenue, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **14th** day of **April, 2006.**

Marion C Gray

Marion C. Gray

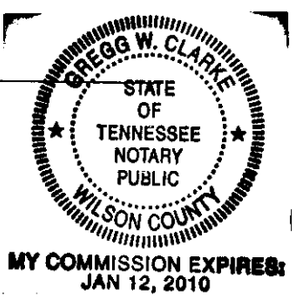
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Marion C. Gray,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **April, 2006.**

Notary Public

My Commission Expires:



MY COMMISSION EXPIRES:
JAN 12, 2010