RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44583

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/06 08:59 2 pgs
Fees:13.00 Taxes:888.00

20060426-0047493

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$240,000.00

X Benton D Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th day of April, 2006

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES:
MARCH 27, 2007

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benton D. Gregory	NEW OWNER	176-3
4240 Maxwell Road		
Antioch, TN, 37013		

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, I/WE,

Thomas Bradley Wright, unmarried

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

Benton D. Gregory and Linda G. Gregory, husband and wife

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:

TRACT 1
Land in Davidson County, Tennessee, being part of the property recorded in Deed Book 1115, Page 498, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point located North 3 degrees 30' East, 210 feet from the center of Maxwell Road, said point being the northwest corner of the property described in Deed Book 3073, Page 51, Register's Office for Davidson County; Thence north 3 degrees 30' east, 362.2 feet to a point; thence south 86 degrees 30' east 210 feet to a point; thence south 3 degrees 30' west, 362.2 feet to a point; thence north 86 degrees 30' west, 210 feet to the point of beginning.

TRACT 2
A Tract of Land in the 2nd, formerly the 3rd Civil District of said County, described according to a survey made by Geo W. Watkins, Surveyor, August 23, 1950, as follows:

Beginning in the corner of Maxwell Land, 580 feet west of John Alexander's southwest corner; thence with the center of said Lane, north 86 degrees 30 minutes west 210 feet; thence north 3 degrees 30 minutes east 210 feet to an iron pin; thence south 86 degrees 30 minutes 210 feet to the beginning.

Being the same property conveyed to Thomas Bradley Wright by Warranty Deed from Eugene C. Rowlett and Joyce S. Rowlett, husband and wife, of record in Book 11247, Page 108, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4240 Maxwell Road, Antioch, TN 37013

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/our hand(s) this 17th day of April, 2006

X Thomas Bradley Wright
Thomas Bradley Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Thomas Bradley Wright, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2006

Janel L. McAlister
Notary Public

My Commission Expires: 3-27-07

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007