WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-JC-06-086

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2906
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Greyson	New Owner (NAME)	
86 Maury Street		93-16-71
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY CONDROY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN GREYSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE NORTHERLY 28 FEET OF THE SOUTHERLY 30 FEET OF LOT NO. 107 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 107 FRONTS 28 FEET ON THE WESTERLY SIDE OF MAURY STREET AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JEFFERY CONDREY BY DEED FROM ELLA MAI ROBINSON, A SINGLE PERSON, RECORDED MARCH 7, 1986 IN BOOK 6799, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY WARRANTY DEED RECORDED OCTOBER 11, 1983, OF RECORD IN BOOK 6154, PAGE 980, ESTELLA BATES CONVEYED THE PROPERTY TO ELLA MAI ROBINSON, RETAINING FOR HERSELF A LIFE ESTATE. The said Estella Bates having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 86 Maury Street, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 6th day of June, 2006.

Jeffrey Condroy

Davidson County DEEDWARR
Recvd: 06/16/06 11:38 2 pg:
Fees:13.00 Taxes:37.00

20060616-0071980

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 6th day of June, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903