STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

Joshua Gray
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of June, 2006.

Angela A. Ramsey
Notary Public

My Commission Expires: 5/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/30/06 08:47 2 pgs
Fees:13.00 Taxes:484.70
20060630-0078234

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joshua Gray, unmarried

1041 Shawnee Road
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

52-8-A202

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lowran Knight, married hereinafter referred to as Grantors, hereby transfers and conveys to Joshua Gray, unmarried, hereinafter referred to as 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. 41 on the Plan of HeronWalk, Section 3 Phase 1 of record in Plat Book 9700, Page 551, Register's Office for said County, to which reference is made for a more complete description,

Being the same property conveyed to Lowran Knight, married, by Warranty Deed from Allen Earps and wife, Betty F. Earps, of record in Book 11140, Page 157, Register's Office for Davidson County, Tennessee, dated September 30, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Page 551, Register's Office of said County.

Restrictive Covenants of record in Deed Book 10095, Page 464, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Charter of Homeowner's Association as shown of record in Book 10125, Page 449, Register's Office for said County.

By-Laws as shown of record in Deed Book 10170, Page 124, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1041 Shawnee Road, Madison, TN 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of June, 2006.

Lowran Knight

Tiffany Knight joins in this conveyance to convey any and all martial interest she may have in the subject property.

Tiffany Knight

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 Tiffany Knight, 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.

* AND LOWRAN KNIGHT

Witness my hand and official seal this 27th day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Tiffany Knight with whom I am personally acquainted and who proved herself to be the attorney-in-fact for Lowran Knight who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Lowran Knight.

Witness my hand and official seal this 27th day of June, 2006.

Notary Public_____

My Commission Expires:_____

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