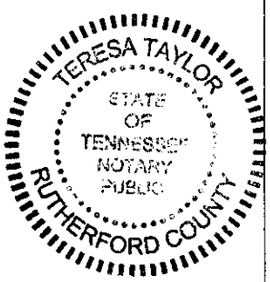
TT

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is $156,000.00 Affiant Subscribed and sworn to before me, this 17th day of July, 2006. Notary Public My commission expires: 8-20-09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/18/06 11:51 2 pgs
Fees:13.00 Taxes:577.20
20060718-0086456

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert C. McGray **Joan C. McGray**	**U.S. Bank N.A.** ~~New Owner~~	**Map 183-5-O-A, Parcel 195-CO**
4217 October Woods Drive	**4801 Frederica Street**	
Antioch, Tennessee 37013	**Owensboro, KY 42301**	

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 ACKNOWLEDGE, WE,

Donovan G. Sargent and Rebecca A. Sargent, husband and wife

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

Robert C. McGray and Joan C. McGray, 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:

Land in Davidson County, Tennessee, being Lot No. 366 on the Plan of October Woods, Phase Three, Section Six, of record in Book 9700, page 915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donvan G. Sargent and Rebecca A. Sargent, husband and wife, by Warranty Deed, from Yazdian Construction, Inc., of record in Instrument No. 20010702-0070215, Dated May 31, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, page 915, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9840, page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503 and Book 11477, page 748, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 9840, page 259, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 7900, page 909, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10951, page 709, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 9607, page 427, Register's Office for Davidson County, Tennessee.
Easement to State of Tennessee of record in Book 8443, page 75, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 4217 October Woods Drive, Antioch, Tennessee 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 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 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 July, 2006.

Donovan G. Sargent

Rebecca A. Sargent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Donovan G. Sargent and Rebecca A. Sargent, husband and wife , the within named sellers, 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, at office, this 17th day of July, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **06467-JM**
RECORD & RETURN TO:

~~Prepared by:~~
CUMBERLAND TITLE COMPANY
~~695 President Place, Suite 202~~
Smyrna, TN 37167