This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0607069
After Recording please return to:
Title Corporation of America
5115 Maryland Way, Brentwood TN 37027
File No. 0607069

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$88,900.00**

Affiant

Subscribed and sworn to before me, this 07/21/06

Notary Public - Tamilyn Derryberry
My commission expires: May 2, 2010

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/24/06 12:47 2 pgs
Fees:13.00 Taxes:328.93
20060724-0088791

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
James E. Gray 251 Tanksley Ave Nashville, TN 37211	New Owner	11914004800

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Shani T. Boston, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James E. Gray and Denise M. Gray, husband and wife** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in DAvidson County, Tennessee, BEING Lot No. 23 of Block "D" of Woodbine Court Subdivision Part 2, not of record described as follows:

Beginning at a point in the southerly margin of Tanksley Avenue, at the corner of Lots Nos. 23 and 24; thence with the line between said lots, southerly 156.5 feet; thence easterly 75 feet to the corner of Lots Nos. 22 and 23; thence with the line between said lots, northerly 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of said Avenue, westerly 75 feet to THE POINT OF BEGINNING.

BEING the same property conveyed to Shani T. Boston, unmarried from Daryl W. Hodge and wife, Crissy L. Hodge by Warranty Deed dated July 30th, 2002 and recorded on August 12, 2002 of record in Instrument Number 20020812-0097345, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **251 Tanksley Avenue, Nashville, TN 37211-2426**

Init SNB Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Shani T. Boston, sign this Warranty Deed on this the 21st day of July, 2006.

Shani T. Boston

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and seal this the 21st day of July 2006.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010