THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$179,500.00**.

Affiant

Sworn to and subscribed before me this 28th day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 14, 2009

Davidson County DEEDWARR
Recvd: 07/31/06 11:24 2 pgs
Fees:13.00 Taxes:664.15
20060731-0092191

ADDRESS - NEW OWNER
David Derck
1013 Maxwell Ave
Nashville TN 37206

SEND TAX BILLS TO:
1013 MAXWELL AVE.
NASHVILLE, TN. 37206

MAP/PARCEL NUMBER:
Map 83-5
Parcel 142

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Foster A. Gregory, Sr., unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **David Derck, unmarried**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 21, Block "F" of the Eastwood Addition, the plan of which is of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the north side of Maxwell Avenue, and extends back northerly between parallel lines 211 feet, more or less, to an alley.

Being the same property conveyed to Leila M. Gregory as a femme sole (with no interest of her husband, Allen F. Gregory) by deed dated July 10, 1936, from John S. Bransford and wife, Helen D. Bransford, and W. E. Althauser and wife, Gladys T. Althauser, of record in Book 740, page 253, Register's Office for Davidson County, Tennessee; the said Leila M. Gregory having since died intestate, leaving as her only heirs-at-law, Foster M. Gregory and Roy Leon Gregory; the said Roy Leon Gregory having since conveyed his interest in the above-described property to Foster M. Gregory by quitclaim deed dated February 10, 1970 of record in Book 4396, page 921, said Register's Office; the said Foster M. Gregory having since died testate and pursuant to his Last Will and Testament, of record in Will Book 184, page 605, Probate Clerk's Office for Davidson County, Tennessee devised the subject property to a Testamentary Trust for the benefit of his daughter, Dee Jeanette Gregory, with the corpus remainder beneficiary being Foster Allen Gregory, subject to a life estate in Foster M. Gregory's wife. Dee Jeanette Gregory died on June 28, 2004, having been predeceased by Foster M. Gregory's wife, Lucille Daisey

Gregory, who died on March 28, 1983. Grantor warrants that Foster M. Gregory's wife, as referenced in said Last Will and Testament was Lucille Daisey Gregory. Foster Allen Gregory is one in the same as Foster Allen Gregory, Sr., and Foster A. Gregory, Sr.

Grantor warrants that subject property has never been used as his marital residence and the subject property is not subject to any marital rights therein..

This is improved property known as 1013 Maxwell Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 28th day of July, 2006.

Foster A. Gregory Sr.
FOSTER A. GREGORY, SR.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Foster A. Gregory, Sr.**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of July, 2006.

NOTARY PUBLIC

TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/14/2009

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