6x5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/06 09:28 2 pgs
Fees:13.00 Taxes:508.38

20060801-0093046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/31/06.

Notary Public

MY COMMISSION EXPIRES: 10/10/09

(AFFIX SEAL) MICHAEL A. HALEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay C. Gray (NAME)	SAME (NAME)	85-07-0
2923 Windemere Circle (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	99.00
Nashville, TN 37214 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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 ACKNOWLEDGED, I,

Ronald D. Buck, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kay C. Gray, married

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 126, on the Plan of Section Three, Stanford Country Club Estates, as shown by plat appearing of record in Plat Book 2900, Page 67, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Ronald D. Buck, married, by Warranty Deed from Charles F. Rigsby, unmarried, dated November 21, 2005, recorded November 22, 2005, of record in Instrument Number 20051122-0141079, Register's Office for Davidson County, Tennessee.

Subject to the following: all matters noted on plat of record in Plat Book 2900, page 67, Register's Office for Davidson County, Tennessee; easement in Book 3067, page 327, said Register's Office, and otherwise of record; restrictions in Book 3026, page 310, said Register's Office, and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey. County property taxes were prorated as of date of deed and assumed by Grantee.

NOTE: The subject property has never been the marital residence of the Grantor, nor his spouse, and as such is not subject to homestead or other marital interest as contemplated by Tennessee law.

This is unimproved ( )
Improved (X) property, known as 227 Danyacrest Drive (House Number/Street) Nashville (City/Town) TN (State) 37214 (Postal Code)

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 we do covenant with 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 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 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 31st day of July, 2006.

RONALD D. BUCK

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 **Ronald D. Buck,** the bargainor(s), 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 at **Nashville, TN,** this **07/31/06.**

_____Notary Public

Commission Expires: 9/20/08

