Davidson County DEEDWARR
Recvd: 08/08/06 08:42 2 pgs
Fees:13.00 Taxes:627.15

20060808-0097021

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 169,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF AUGUST, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01616 GRAY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David E. Gray	same	MAP:
2961 Harbor Lights Drive		Parcel:136-05A 30.00CO
Nashville, TN 37217	,	

FOR AND 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, WE,

VIRGIL HERRING, AND WIFE, ISABELE L. HERRING

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

David E. Gray and wife Katherine A. Pautler

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

SEE EXHIBIT "A"

This is improved property known as 2961 Harbor Lights Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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.

Witness our hand on the 4th day of August, 2006.

Virgil Herring

Isabele L. Herring

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, VIRGIL HERRING AND ISABELE L. HERRING, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 4th day of August, 2006.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 126 ON THE PLAN OF BAYVIEW ESTATES, PHASE ONE, FIRST REVISION A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 9700, PAGE 920, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VIRGIL HERRING AND WIFE, ISABELE L. HERRING BY QUIT CLAIM DEED FROM VIRGIL HERRING AND WIFE, ISABELE LODYGENSKY, RECORDED ON THE 24TH DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010424-0040514, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.