Davidson County DEEDWARR
Recvd: 09/11/06 11:42 2 pgs
Fees:13.00 Taxes:2356.90
20060911-0112036

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$637,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2006.

Notary Public

My commission expires: 7-21-10

(AFFIX SEAL) 7-21-10

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **David** G. Steeno etux | Bank of America | **103-12-220.00** |
| **112 Lauderdale** | P. O. Box 9000 | |
| **Nashville, TN 37205** | Getzville, NY 14068-9000 | |

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 ACKNOWLEDGE, WE,

**James J. Gray and wife, Carlene Berry Gray**

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

David G. Steeno and wife, Susan L. Steeno

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. 16 Block "B" on the plan of Cherokee Park, Second Section of record in Plat Book 547, Page 175-176, Register's Office for said County.**

**Said Lot No. 16 of Block "B" fronts 60.0 feet on the easterly margin of Lauderdale Road and extends back 173.95 feet on the northerly line and 169.14 feet on the southerly line to a dead line in the rear measuring 63 feet thereon.**

**Being the same property conveyed to James J. Gray and wife,** Spouse, **Carlene Berry Gray by deed dated 6/27/96 from Daniel W. Pero and spouse, Colleen A. Pero of record in Book 10107, Page 197, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record. The Plan, with Owner's Certificate, of record in Plat Book 547, Page 175 and 176, said Register's Office, which Plat shows a 40 foot minimum building setback line from Lauderdale Road.**

This is improved (__X__) Unimproved (____) property, known as **112 Lauderdale, Nashville, TN 37205**

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 8th day of September, 2006.

James J. Gray
**James J. Gray**

Carlene Berry Gray
**Carlene Berry Gray**

**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 **James J. Gray and Carlene Berry Gray,** 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 on this **8th** day of **September, 2006.**

Debbie Siniard
**Notary Public**

**My Commission Expires:** 7-21-10

