WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/06 14:11 2 pgs
Fees:13.00 Taxes:55.50
20060920-0116607

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$15,000.00**.

Affiant

Subscribed and sworn to before me this 12 day of September, 2006.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert E. Gray	SAME	059-12-0-058.00
15847 76th Avenue		
Flushing, NY 11366		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John A. Smith**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert E. Gray and Deborah K Gray, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 85 on the plan of Section Two, Highland Trace Subdivision, of record in Book 5200, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John A. Smith, unmarried and Oscar L. Brown, married, by deed from Betty Jo Wall et vir Bobby D. Wall, on November 11, 1986, of record in Book 7045, page 398, Register's Office for Davidson County, Tennessee. And further conveyed to John A. Smith by Quitclaim Deed from Oscar L. Brown of record in Book 7473, page 247, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 616, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6143, page 781; and Book 6202, page 486; and Book 6119, page 29, Register's Office for Davidson County, Tennessee.
- Easement for Public Utility and Drainage as shown ono plat.

This is improved property known as: **2533/2535 Highland Trace Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this September 19, 2006.

John A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John A. Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 19, 2006

My commission expires 9-22-07

Notary Public