WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/06 09:44 2 pgs
Fees:13.00 Taxes:229.40
20061020-0130278

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $62,000.00.

Affiant

Subscribed and sworn to before me this 17th day of October, 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 Same	059-12-0-056.00
158-47 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. 83 on the plan of Highland Trace Subdivision, Section II, of record in Book 5200, page 616, 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, by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development , of Washington, D.C., on April 17, 1987, of record in Book 7221, page 338, Register's Office for Davidson County, Tennessee.

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 6119, page 29; and Book 6143, page 781; and Book 6202, page 486, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2541 Highland Trace, 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 October 17, 2006.

John A. Smith
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 October 17, 2006

My commission expires 9-22-07

Notary Public

