Box 14A

20148-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/06 08:28 2 pgs
Fees:13.00 Taxes:118.40
20061023-0130768

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$32,000.00**.

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2006.

Notary Public

My commission expires: Nov. 24, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John T. Gregath **Kay Gregath**	same	**Map 072-11 Parcel 245.00 Map 0**
5001 Traceway Drive		
Nashville, TN 37221-7902		

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, WE,

Janet McRae and Michele Davis

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

John T. Gregath and wife, Kay Gregath

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. 52 and 49, on the Plan of W. J. Meyers Subdivision Map showing subdivision of Lots 5, 8, 9, and Part of No. 12 in Maxeys Addition to Brownsville, of record in Plat Book 21, Page 79, and in Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Janet Mc Rae and Michele Davis, as joint tenants, by Deed from Richard Houston Burrus and wife, Deborah L. Burrus, of record in Instrument No. 20060519-0058717, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The property conveyed herein is not the place of residence of the Grantors or their spouses.

This is Improved (__) Unimproved (_X_) property, known as: **2206 & 2210 Burns Avenue, Nashville, TN 37216**

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/our~~ hand(s) this **20th** day of **October, 2006.**

Janet McRae

Michele Davis

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 **Janet McRae and Michele Davis ,** the bargainors, 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 Nashville, Tennessee, this **20th** day of **October, 2006.**

Jennifer L. Johnson

Notary Public

My Commission Expires: Nov. 24, 2007

