Davidson County DEEDWARR
Recvd: 11/06/06 09:52 4 pgs
Fees:23.00 Taxes:466.20
20061106-0137566

NAME AND ADDRESS OF NEW OWNERS:
Ahshew. Wong
3534 Pin Hook Road
Antioch, TN 37013

SEND TAX BILLS TO:
Same

PREPARED BY:
Peter V. Hall, P.C., Attorney
1535 W. Northfield Blvd, Ste. 8
Murfreesboro, TN 37129

From Information Provided
By The Parties

WARRANTY DEED

(Parcel ID 164 00 0 083.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Richard E. Gregory in his capacity as Executor of the Estate of Virginia E. Kelley, and Richard E. Gregory, Charles D. Gregory and Jerry L. Gregory, individually,** have bargained and sold and do hereby transfer and convey unto **Ahshew Wong, a married woman,** her heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee,** and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 on an unrecorded map showing the subdivision of W.D. Myer's Farm, made September 1, 1919, by Erle Drake, County Surveyor for Davidson County, Tennessee, described according to a survey made by Yokley and Waggoner, Engineers, August 9, 1949, as follows:

Beginning on the northerly margin of Pinhook Road at the southwest corner of the property conveyed to R.G. Scruggs and wife, Allie B. Scruggs, by Deed from May L. Jones, of record in Book 785, page 322, Register's Office for said County; thence North 2 ½ degrees east 646.7 feet; thence south 80 degrees 40' west 279.9 feet; thence south 2 ½ degrees 614.2 feet to the northerly margin of Pinhook Road; thence with the margin of the same, south 87 ½ degrees east 278 feet to the beginning, containing 4.02 acres, more or less.

Being the same property conveyed to M.B. Kelley and wife, Virginia E. Kelley by Deed of record in Book 4846, page 713, of the Register's Office of Davidson County, Tennessee. M.B. Kelley died April 19, 2000 leaving Virginia E. Kelley as the surviving tenant by the entirety. Virginia E. Kelley died March 3, 2006 leaving Richard E. Gregory, Charles D. Gregory and Jerry L. Gregory as her only heirs. Richard E. Gregory was appointed Executor of the Estate of Virginia E. Kelley in the Probate Court of Davidson County, Tennessee (Case #06P-532).

SUBJECT to any and all matters of record in the Register's Office of Davidson County, Tennessee, and the zoning regulations of the appropriate governmental body.

Marla Gregory, wife of Richard E. Gregory; Pam Gregory, wife of Jerry L. Gregory; and Melissa Gregory, wife of Charles D. Gregory, join in this conveyance to waive and convey any and all rights they may have in and to the subject property.

Improved property known as 3534 Pin Hook Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs, and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is

unencumbered except as noted herein and for the 2006 real property taxes which will be prorated at closing and paid by the Grantors.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 31 **day of** October, **2006.**

Richard E. Gregory
Richard E. Gregory, Executor of the Estate of Virginia E. Kelley

Richard E. Gregory
Richard E. Gregory, Individually

Charles D. Gregory
Charles D. Gregory

Jerry L. Gregory
Jerry L. Gregory

Marla Gregory
Marla Gregory

Pam Gregory
Pam Gregory

Melissa Gregory
Melissa Gregory

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard E. Gregory,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument, both individually and in his capacity as Executor of the Estate of Virginia E. Kelley, for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 26 **day of** October, **2006.**

My Commission Expires:

PETER V. HALL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
MY COMM. EXP. 04/22/07

Peter V. Hall
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles D. Gregory,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 31 **day of** October, **2006.**

My Commission Expires:

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: 2-18-08

Janice L Taylor
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry L. Gregory,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 27 **day of** October, **2006.**

My Commission Expires:

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: 2-18-08

Janice L Taylor
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marla Gregory,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 26 **day of** October, **2006.**

My Commission Expires:

PETER V. HALL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
MY COMM. EXP. 04/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa Gregory,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 27 **day of** October, **2006.**

My Commission Expires:

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES:
2-18-08

Janice L Taylor
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pam Gregory,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 27 **day of** October, **2006.**

My Commission Expires:

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES:
2-18-08

Janice L Taylor
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$126,000.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 31st **day of** October, **2006.**

My Commission Expires:
5-25-09

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

Sheila K. Reburn
Notary Public