Davidson County DEEDWARR
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Fees:13.00 Taxes:795.50

20061207-0151280

# WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

G-VRE-06-3244

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$219,000.00~~ 215,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-22-09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Valerie A. Leonor | First Horizon Home Loan (NAME) | |
| 3244 Grace Crest Point (ADDRESS) | P. O. Box 7481 (ADDRESS) | 135-10-C-147 CO |
| Nashville, TN 37217 (CITY) (STATE) (ZIP) | Springfield, OH 45501 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TROY WRAY AND WIFE, KAREN ALLEN WRAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VALERIE A. LEONOR, UNMARRIED, AND JASON W. LUNA,UNMARRIED, AS TENANTS IN COMMON WITH EXPRESSED RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 153, RANSOM PARK, SECTION FIVE, as shown on plat of record in Instrument No. 20041118-0138647, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Troy Wray, unmarried and Karen Allen, unmarried, as joint tenants with the right of survivorship by Warranty Deed from General Construction Company, Inc., a Tennessee corporation, recorded on the 9th day of August, 2005 in Instrument No. 20050809-0094318, in the Register's Office of Davidson County, Tennessee. Karen Allen is now married and known as Karen Allen Wray.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20041118-0138647; 20000725-0073696; 20011010-0110579; Book 1237, page 111; and Book 2905, page 509, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 3244 Grace Crest Point, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 6th day of December, 2006.

Troy Wray

Karen Allen Wray

STATE OF Tennessee
COUNTY OF Davidson

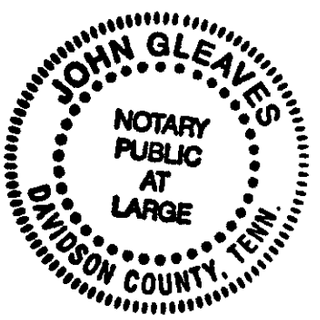
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy Wray and Karen Allen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903