WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/07 12:05 2 pgs
Fees:13.00 Taxes:345.95

20070125-0010268

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2007

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: January 23, 2010
(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, Tn 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Gregath	Same as New Owners	MAP 50-2
128 Cooks Court (NAME)	(NAME)	
~~3609 Willow Creek Court~~		PARCEL 33
Brentwood, (ADDRESS) TN 37027	(ADDRESS)	
~~Nashville, TN 37207~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Harriet Matthews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Gregath and wife, L. 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:

Being land in Davidson County, Tennesse being Lot No. 28, on the Plan of Section II, Willow Creek, of record in Plat Book 5200, Page 630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harriet Matthews from Steven A. Terral by Warranty Deed recorded May 5, 2005 as Instrument Number 20050505-0050832, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO Restrictions of record in Book 6271, Page 956, Register's Office for Davidson County, Tennessee, further subject to the plan of Section III, Willow Creek, of record in Plat Book 5200, Page 630, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

unimproved ( )
This is improved (X) property, known as 3609 Willow Creek Court, Nashville, TN 37207
(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 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 hand this 22nd day of January 2007

Harriet L. Matthews
Harriet Matthews

Commonwealth of
~~STATE OF TENNESSEE~~ VIRGINIA
COUNTY OF Fairfax
Personally appeared before me, the undersigned, a Notary Public in and for
said County and State, the within named Harriet Matthews

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that
he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Alexandria
Virginia, this 22nd day of January, 2007.
Commission expires March 20, 2010

Notary Public

GENA ALIZOI
Notary Public
Commonwealth of Virginia
My Commission Expires May 31, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the
State and County aforesaid, personally appeared _____
and _____ with whom I am personally acquainted and who
upon _____ oath(s) acknowledged _____ to be the _____
and _____ respectively of the _____
the within named bargainor, and corporation, and that _____ as such _____
and _____ being authorized so to do, execute the foregoing instrument for the
purposes therein contained by signing the name of the corporation, by the said _____
as such _____, and attesting the same by the said _____
as such _____.

Witness my hand and official seal at office at _____ on this the _____
day of _____, _____.

My commission expires _____

Notary Public