This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 03/09/07 15:49 2 pgs
Fees:13.00 Taxes:436.60
20070309-0029646

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2007.

Notary Public

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Michael Ray Gregory 4215 Sweden Drive Hermitage, Tennessee 37076	CitiMortgage, Inc. P. O. Box 7706 Springfield, OH 45501-7706	75-10-0-162.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Bob Earheart**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Michael Ray Gregory**, an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 281 begins at a point in the southerly margin of Samoa Drive, the common corner of Lots 341 and 281 and runs back 115.0 feet in a southerly direction along the common line between said Lots to a point; thence 135.0 feet in a westerly direction along the common line between Lots 281 and 282 to a point in the easterly margin of Sweden Drive; thence 90.0 feet in a northerly direction along the said margin of said Drive to a point, the beginning of a curve; thence 39.27 feet in a northeasterly direction around said curve to a point in the southerly margin of Samoa Drive; thence 110.0 feet in an easterly direction along said margin of said Drive to the point of beginning.

Being the same property conveyed to Bob Earheart, Trustee, by Warranty Deed from Bill Finchum and wife, Betty B. Finchum, dated October 21, 1968 and filed of record in Book 4340, Page 521 and then further conveyed to Bob Earheart by Quitclaim Deed from Evelyn R. Earheart, dated June 26, 1975 and filed of record in Book 4927, Page 716, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4201 Samoa Drive Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of February, 2007.

By: Bob Earheart

Bob Earheart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Bob Earheart, 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 Nashville, Tennessee, on this 23rd day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010