Davidson County DEEDWARR
Recvd: 03/12/07 13:58 2 pgs
Fees:13.00 Taxes:873.20

20070312-0030178

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$236,000.00.**

B Manning
Affiant

Subscribed and sworn to before me, this the 9th day of March, 2007.

Prophet
Notary Public

My commission expires: 1-26-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nayanaben J. Patel	**Bank of America, N.A.**	**156-01- C 025.00 CO**
808 East Colony Place	**P.O. Box 45140**	
Nashville, TN 37221	**Jacksonville, FL 32232-5140**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Aaron T. Raney, a married man, and Bryar R. Raney, an unmarried woman

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

Nayanaben J. Patel, an unmarried woman

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. 25 on the Plan for East Colony at Riverbend of record in Book 7900, Page 4, amended in Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all of the same property conveyed to Aaron T. Raney and spouse, Bryar R. Raney by deed from Yu-Tien Terry Wang and spouse, Yu-Ling Amber Lin of record in Instrument No. 20020805-0093126,and further conveyed to Aaron T. Raney by quitclaim deed from Bryar T. Raney of record in Instrument No. 20020821-0101243, Register's Office for Davidson County, Tennessee.
Aaron T. Raney and Bryar R. Raney having since divorced. Aaron T. Raney having since remarried.

*Grantors herein certify that this property has never been the primary residence of the current spouse of Aaron T. Raney.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved property, known as 808 East Colony Place, Nashville, TN 37221

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 9th day of March, 2007.

Aaron T. Raney
Aaron T. Raney

Bryar R. Raney by Aaron T. Raney W Power of Attorney
Bryar R. Raney

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Aaron T. Raney**, a married man, the bargainor(s) 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, at office, this **9th** day of **March, 2007.**

Notary Public

My Commission Expires: 1.26.08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Aaron T. Raney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Bryar R. Raney** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Bryar R. Raney**, the within named bargainor(s) by the said **Aaron T. Raney** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 9th day of March, 2007.

Notary Public

My commission expires 1.26.08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY