Davidson County DEEDWARR
Recvd: 03/19/07 13:25 2 pgs
Fees:13.00 Taxes:612.35

20070319-0033005

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this March 16, 2007.

Notary Public

My Commission Expires:

TODD J. BRECKENRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 26, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ronald L. Grant Jr
140 Del Crest Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

136-07-0-08300

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Teresa Fox, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Ronald L. Grant Jr, hereinafter referred to as 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, TN, being Lot No. 133 on the Plan of Priest Lake Park, Section 3, of record in Book 4460, page 5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Teresa A. Bradford and husband, James R. Bradford, III, by warranty deed from Eddie G. Brindley and wife, Deborah L. Brindley, of record in Book 8919, page 164, Register's Office for Davidson County, Tennessee, dated April 16, 1993. Being further conveyed to Teresa A. Bradford by quitclaim deed from James Ransom Bradford, III, of record in Book 9652, page 921, Register's Office for Davidson County, Tennessee, dated March 16, 1995. Being further conveyed to Teresa Fox by quitclaim deed from Teresa Fox (f/k/a Teresa A. Bradford) and Eddie Linden Fox, of record in Instrument No. 20060822-0103281, Register's Office for Davidson County, Tennessee dated June 16, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4460, Page 5, Register's Office of said County.

Restrictions of record in Book 4482, page 615, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 140 Del Crest Drive, Nashville, TN 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 March 16, 2007.

Teresa Fox

Teresa Fox

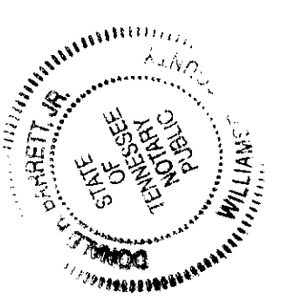
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Teresa Fox, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this March 16, 2007.

Witness my hand and official seal this March 16, 2007.

Notary Public

My Commission Expires: 10/10/09



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