Davidson County DEEDWARR
Recvd: 04/03/07 09:50 2 pgs
Fees:13.00 Taxes:887.63
20070403-0039649

WARRANTY DEED

ZANA C. PETTY 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 $ 239,900.00

X Thomas G. Stamates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sandra D. Ray	New Owner	Map 097
6097 Woodland Hills Dr.		Group 16-0-A
Nashville TN 37211		Parcel 023.00-CO

FOR AND IN 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

Thomas G. Stamates and wife, Donna A. Stamates

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sandra D. Ray

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 Lot No. 78, on the Plan of First Revision of the Peninsula, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas G. Stamates and Donna A. Stamates, husband and wife by deed from Thomas G. Stamates, married, of record in Instrument 20051018-0125576, dated August 25, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9564, page 693, Book 11258, page 85, Book 9977, page 359, and Book 9754, page 35, said Register's Office.

This conveyance is subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 9700, page 8, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4925 John Hagar Road, Hermitage, TN 37076

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 our hands this 2nd day of April, 2007.

Thomas G. Stamates

Donna A. Stamates

Donna A. Stamates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas G. Stamates and Donna Stamates, 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 and official seal this 2nd day of April, 2007.

My Commission Expires: 11-22-10

Notary Public

