Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/10/07 14:34 4 pgs
Fees:23.00 Taxes:2072.00
20070410-0042771

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
ROBERT P. CALVO
3900 Crestridge Drive
Nashville, TN 37204

SEND TAX BILL TO:

Same

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP/PARCEL:
118-14-161

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter name GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **William Harvey Gray,** individually, and as Executor of the Last Will and Testament of Margaret Claridge Gray, deceased, (hereinafter called the "GRANTOR") has bargained and sold, and by these presents, does hereby transfer and convey unto ROBERT P. CALVO (hereinafter called the "GRANTEE") his heirs and assigns, a certain tract or parcel of land lying in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the easterly margin of Crestridge Drive at the corner of Lots 1 and 2; thence with the line between said lots, southeasterly 254.85 feet to a point in the center line of Brown's Creek; thence with the center line of said Creek as follows: North 0° 30' west 57.6 feet; north 57° 25' east 100.47 feet; north 2° 37' west 79.55 feet; north 35° 15' east 78.26 feet; north 32° 44' west 80.1 feet; north 18° 05' east 65.77 feet to the south margin of Caldwell Lane; thence with the margin of the same, westerly 307.3 feet to the beginning of a curve; thence around said curve southwesterly 39.27° feet to the easterly margin of Crestridge Drive; thence with the margin of the same, southerly and southwesterly around a curve, 240.84 feet to the point of beginning.

Being the same property conveyed to William P. Gray (now deceased) and wife, Margaret Claridge Gray (who survived her said husband but

who is also now deceased) by Deed of record in Book 2339, page 521, Register's Office for Davidson County, Tennessee; and, further being the same property devised to William Harvey Gray by the Last Will and Testament of Margaret Claridge Gray, deceased, of record in the Probate Section of the Circuit Court Clerk's Office for Davidson County, Tennessee, Docket No. 07P-113.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises, including but not limited to the restrictions, limitations and easements set out in instruments of record as follows: Book 1578, page 276, Book 1786, page 501, Book 1969, page 609, Book 1835, pages 49, 50 and 51; a drainage easement in Book 6417, page 994; a 37 ½ foot set back line from Caldwell Lane; a 75 foot set back line from Crestridge Drive; a 20 foot public utility easement along the entire easterly rear line of the said property as appears of record in Book 1835, pages 49, 50, and 51; a 20 foot permanent utility easement and a 10 foot temporary construction easement in Book 6335, page 809, all of record in the Register's Office, Davidson County, Tennessee; and, an easement for the flow of Brown's Creek.

This conveyance is further made subject to real property taxes for 2007 which have been prorated by and between the Grantor and Grantee and which the Grantee has assumed the obligation to pay.

This is improved property known as 3900 Crestridge Drive, Nashville, Tennessee 37204.

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 the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever, claiming by or through GRANTOR. 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 the 26th day of March, 2007.

William Harvey Gray

William Harvey Gray, individually

William Harvey Gray, Executor

William Harvey Gray, Executor of the Last Will and Testament of Margaret Claridge Gray, deceased

STATE OF TENNESSEE)
COUNTY OF Anderson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Harvey Gray,** individually and as Executor of the Last Will and Testament of Margaret Claridge Gray, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26 day of March, 2007.

Ann B. Hasting

NOTARY PUBLIC

ANN B. HASTING NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 5/23/07

ANN B. HASTING
NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF _____)

The actual value or consideration, whichever is greater, for this transfer is $560,000.00.

AFFIANT

Subscribed and sworn to before me on this
29th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 7-7-08

ROBERT M. LOFA
NOTARY PUBLIC AT LARGE
TENNESSEE