THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03653

Davidson County DEEDWARR
Recvd: 04/17/07 13:26 2 pgs
Fees:13.00 Taxes:693.75

20070417-0045804

Property Address:
1509 Tolkien Lane, Nashville, TN ~~37024~~ 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kenneth Houston Gentry, III, married and Ryanne E. Gentry, f/k/a Ryanne E. Mawer, married**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Juanita Marie Grace, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 334 as shown on the Plan of Lenox Village, Phase Five, of record in Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Regent Homes, LLC, a Tennessee Limited Liablity Company, dated September 28, 2005, and recorded September 30, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200509300117942.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 13th day of April, 2007.

Kenneth Houston Gentry III {Seal}
Kenneth Houston Gentry, III

Ryanne E. Gentry {Seal}
Ryanne E. Gentry

State of TENNESSEE
County of DAVIDSON

On this the 13th day of April, 2007, before me, the undersigned officer, personally appeared Kenneth Houston Gentry, III and Ryanne E. Gentry, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

We, hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $187,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenneth Houston Gentry III
Affiant

Sworn to and subscribed before me this the 13th of April, 2007.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Juanita Marie Grace
5721 Edmonson Pike
Nashville, TN 37211

Owner + Property
Juanita Marie Grace

Person Or Entity Responsible For Payment Of Taxes:
CTX Mortgage Company
7123 Crossroads Blvd.
Suite DBrentwood, TN 37027

Tax Parcel ID#: 173.09-0A-400.00CO