(3)

Davidson County DEEDWARR
Recvd: 04/20/07 14:39 2 pgs
Fees:13.00 Taxes:740.00

20070420-0047526

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of April, 2007.

Notary Public

My Commission Expires: 9.19.09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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:
Charles David Irish
8620 Key Harbour Dr.
Indianapolis, IN 46236

SEND TAX BILLS TO:
Charles David Irish
8620 Key Harbour Dr.
Indianapolis, IN 46236

MAP-PARCEL NUMBERS:
092-13-0-310

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, **Kathryn M. Gray, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles David Irish and Kim Irish, husband and wife,** 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, Tennessee, being Lot No. 82, on the Plan of Shields' New West Nashville Plan of lots, of record in Plat Book 57, Page 77, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathryn M. Gray, unmarried, by Warranty Deed from Timothy Caste and wife, Lori Caste, of record in Instrument No. 20040709-0081961, Register's Office for Davidson County, Tennessee, dated June 30, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 77, Register's Office for Davidson County, Tennessee.

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 311 37th Avenue North, Nashville, TN 37209.

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 18th day of April, 2007.

Kathryn M. Gray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathryn M. Gray, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY