WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/07 09:33 2 pgs
Fees:13.00 Taxes:669.70
20070424-0048492

Taree L. Russell
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County, TN

State of Tennessee
County of Rutherford

G#3593-3

The actual consideration or value, whichever is greater, for this transfer is **$181,000.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2007.

Taree L. Russell
Notary Public

My commission expires: 2/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Emily E. Gray	Same	**Map 135-10-0-C, Parcel 154.00co**
2849 Evergreen Ridge Point		
Nashville, TN 37217		

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,

Emmanuel J. Addey and Jennifer Addey, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily E. Gray, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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. 130 on the Plan of Ransom Park, Section Six, a Planned Unit Development, as of record in Instrument No. 20041118-0138645, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Emmanuel J. Addey, married, by Warranty Deed dated August 31, 2005, from General Construction Company, Inc., a Tennessee corporation, of record in Instrument No. 20050919-0112524, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Ransom Park, of record in Instrument No. 20011010-0110579, said Register's Office; Declaration of Use Restrictions for the Residential Portions of Ransom Park, of record in Instrument No. 20000725-0073496, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

JENNIFER Addey, spouse of the above named Emmanuel J. Addey, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the hereinabove described property, including any marital rights and homestead exemption.

THIS instrument is being executed in behalf of Emmanuel Addey and Jennifer Addey, pursuant to a Power of Attorney executed by them on the 10th day of March, 2007, of record in Instrument No. 20070424-0048491, Register's Office for Davidson County, Tennessee.

EMMANUAL J. ADDEY BEING ONE AND THE SAME PERSON AS EMMANUEL ADDEY.

This is IMPROVED (__X__) unimproved (____) property, known as: **2849 Evergreen Ridge Point, 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 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 my/our hand(s) this **18th** day of **April, 2007.**

Emmanuel J. Addey
Emmanuel J. Addey

By: Theophilus Amenyenu Attorney in fact
Theophilus Amenyenu, Attorney-In-Fact

Jennifer Addey
Jennifer Addey

By: Theophilus Amenyenu Attorney in fact
Theophilus Amenyenu, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Theophilus Amenyenu,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **EMMANUEL J. ADDEY and JENNIFER ADDEY**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **EMMANUEL J. ADDEY and JENNIFER ADDEY** for the purpose therein contained, by signing the name of **EMMANUEL J. ADDEY and JENNIFER ADDEY** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **April, 2007.**

Notary Public

My Commission Expires: 3/22/09