Davidson County	DEEDWARR
Recvd: 06/08/07 09:24	2 pgs
Fees:13.00 Taxes:384.80	
20070608-0068733	

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$104,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|7th DAY OF June, 2007.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 8-7-2011
| (AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude M. Richbourg Scott M. McVay 6620 Calleypark Dr Nashville, TN 37221	ReCasa Financial Group 130 E Chestnut St #200 Columbus, OH 43215	Map 08301028200 Parcel

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,

Jonathan Lee Pray, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Claude M. Richbourg, unmarried and Scott M. McVay, unmarried
As joint tenants, with rights of survivorship, and not as tenants in common

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:

Land in Davidson County, Tennessee, being Lot No 5, on the Map of Eastland Baptist Church Subdivision of Block B and C of Young Wilhoite's Plan of the Douglas Property, of record in Plat Book 421, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side of McKennie Avenue and runs back 152 feet 2 inches on the westerly line and 157 feet 10 inches on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Jonathan Lee Pray, umarried, by deed from Luis A Del Mazo Jr., married, dated August 9, 2002, of record in Instrument No. 20020809-0096367 Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1113 McKennie Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand this 7th day of June, 2007.

Jonathan Lee Pray

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 Jonathan Lee Pray 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2007.

Commission expires: 3/20/2010

Notary Public