Return to:
REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/19/07 14:16 2 pgs
Fees:13.00 Taxes:536.13
20070619-0073352

WARRANTY DEED

MATTHEW CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 144,900.00

B. Crews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2007

Matthew Crawford
Notary Public:

MY COMMISSION EXPIRES: ~~01/24/09~~ 11-22-2010
(AFFIX SEAL) M.C.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas M. Gourley	Coldwell Banker Mortgage	Map 108
3028 Reelfoot Dr.	3000 Leadenhall Road	Group 08-0
Nashville, TN 37214	Mt. Laurel, NJ 08054	Parcel 300

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

Simon L. Ledo and Judylee Ledo, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas M. Gourley and Charlsi L. Wallace

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. 74, on the Plan of Reelfoot, Section Three, of record in Book 6250, Pages 167 and 168, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Simon L. Ledo and wife, Judylee Ledo by deed from Gary L. Martin and wife, Leah D.C. Martin, of record in Book 10834, Page 667, dated February 27, 1998 and recorded March 12, 1998 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6612, Page 610, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Pages 167 and 168, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3028 Reelfoot Dr., Nashville, TN 37214

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 our hands this 8th day of June, 2007.

Simon L. Ledo
Simon L. Ledo

Judylee Ledo
Judylee Ledo

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of June, 2007.

My Commission Expires: 01/24/09

Notary Public

