Davidson County DEEDWARR
Recvd: 08/28/07 10:09 3 pgs
Fees:18.00 Taxes:259.00
20070828-0103025

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of August, 2007, by and between CLAUDE E. WAIR, UNMARRIED, and KARREN L. SCOTT, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantors, and JAMES E. RAY, JR., UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CLAUDE E. WAIR, UNMARRIED, and KARREN L. SCOTT, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as Grantors, do hereby bargain, sell, transfer and convey unto JAMES E. RAY, JR., UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 3727 BAXTER ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

Karren L. Scott, the Grantor herein, hereby certifies the subject property is not marital property and her spouse has no interest whatsoever in said property, marital or otherwise.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Claude E Wair
CLAUDE E. WAIR
Signature of Seller

Karren L Scott
KARREN L. SCOTT
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, CLAUDE E. WAIR, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at JOELTON, Tennessee, this 15TH day of AUGUST, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at JOELTON, Tennessee, this 15TH day of AUGUST, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:
JAMES E. RAY, JR.
209 ASPENWOOD LANE
NASHVILLE, TN 37221

Person Responsible for Taxes:
SAME

Property Address: 3727 BAXTER RD., JOELTON, TN 37080

Map & Parcel #: P/O MAP 8, PARCEL 151.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $70,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

James E. Ray, Jr.
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 15TH day of AUGUST, 2007.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

EXHIBIT 'A'

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Rd., described as follows:

Beginning at a point in the center line of Baxter Road being the common corner of Fred Carney as of record in Instrument Number 20020408-0042567, R.O.D.C., thence with said Carney passing an iron pin at 25' from said center line Carney S 16 degrees 25' 04" W a distance of 1075.89' to an iron pin being the common corner of previously mentioned Carney and in the line of Fred Carney as of record in Deed Book 9565, Page 600, R.O.D.C.; thence with said Carney S 73 degrees 29' 13" W a distance of 103.00' to an iron pin; thence continuing with Carney; thence N 68 degrees 00' 47" W a distance of 112.69' to an iron pin being the common corner of tract 2; thence with said tract 2 N 16 degrees 25' 04" E a distance of 1124.89' to a point in the center line of Baxter Road and the common corner of tract 2 passing an iron pin at 25' from the center of the road; thence with said center line S 72 degrees 26' 39" E a distance of 198.64' to a point which is the point of beginning, having an area of 222156.00 square feet, 5.1 acres more or less.

BEING the same property conveyed to CLAUDE E. WAIR, UNMARRIED, and KARREN L. SCOTT, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from Henry R. Sneed, unmarried, of record in Instrument Number 20061031-0135173, and by Deed of Correction of record in Instrument Number 20070628010302 4, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (P/O MAP 8, PARCEL 151.00).
2. Restrictions as contained in Warranty Deed of record in Instrument Number 20061031-0135173, Register's Office for DAVIDSON County, Tennessee.

3. Easement(s) of record in Book 7443, page 314; Book 7443, page 961; and Book 7442, page 160, Register's Office for DAVIDSON County, Tennessee.

4. Company does not assume any liability whatsoever for the amount of acreage contained in the subject property.

5. Title to that portion of the insured property within the bounds of any public right-of-way.

6. Subject to flow of long creek.

7. Rights of public there in and rights of upper and lower riparian owners to the flow of long creek, free from domination or pollution.