THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 08/31/07 08:54 2 pgs
Fees:13.00 Taxes:6697.00

20070831-0104714

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,810,000.00

Bonnie Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____, _____.

Notary Public

MY COMMISSION EXPIRES: 1/23/10

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Gray	New Owner	MAP 116110
404 Ellendale		PARCEL 02100
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Paul A. Latour and wife, Dana L. Latour**

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

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 the southerly 170 feet of Lot No. 8 and the westerly 50 feet of Lot No. 13 of Block D on the map of Honeywood Subdivision, not of record and described according to a survey made by W. B. Southgate, Surveyor, dated July 1931 as follows:

Beginning on the easterly margin of Ellendale Avenue at a point 430 feet South of the southerly margin of Malone Avenue; thence with easterly margin of Ellendale Avenue, southwardly 170 feet to the corner of Lots Nos 7 and 8; thence with the line between said two Lots, eastwardly 225 feet to the common corner of Lots Nos. 7, 8 13 and 14, continuing in the same direction and with the line between Lots Nos. 13 and 14, a distance of 50 feet, in all 275 feet; thence northwardly 200 feet to the dividing line between Lots No. 12 and 13; thence with said line, westwardly 50 feet to the common corner of Lots Nos. 8, 9, 12 and 13; thence with the line between Lots Nos. 8 and 13, southwardly 30 feet; thence westwardly 225 feet to the beginning.

Being the same property conveyed to Paul A. Latour and Dana L. Latour by deed from Hunter McDonald, Jr. and Emmie J. McDonald, dated July 24, 1989, of record in Book 7896, page 626, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **404 Ellendale, Nashville, TN 37205.**

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~~ hand(s) this the 17th day of August, 2007.

Paul A. Latour

Dana L. Latour

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 **Paul A. Latour** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2007.

My Commission expires May 24, 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

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 **Dana L. Latour** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2007.

My Commission expires May 24, 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public