Davidson County DEEDWARR
Recvd: 10/17/07 14:16 3 pg:
Fees:18.00 Taxes:1248.60
20071017-0123293

Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Robert W. Grace and Judith M. Grace		**Map: 115-03**
6011 Jocelyn Hollows Road	**Same**	
Nashville, TN 37205		**Parcel: 063.00**
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205 *From information furnished by the client.*		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Martha S. Grace (being one and the same as Martha G. Ross), married,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Robert W. Grace and Judith M. Grace, married,** (The "Grantee(s)"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, BEING Lot No. 181 on the Plan of Brookmeade Subdivision, Section VI, of record in Book 2331, Page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> BEING the same property conveyed to Martha S. Grace (being one and the same a Martha G. Ross), by Deed dated April 28, 1994 from Charles Bryan Gobbell and Anne Bowers Gobbell, married, of record in Book 9330, Page 608, Register's Office for Davidson County, Tennessee.
>
> Timothy Scott Ross, husband of Martha S. Grace, now known as Martha G. Ross, married, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is subject to:

1. **Taxes for the year 2008 and subsequent years, which are not yet due and payable,**
2. **All matters appearing on the Plan of record in Book 2331, Page 4, of said Register's Office.**
3. **Restrictions of record in Book 2333, Page 629, of Said Register's Office.**

This is improved property known as 805 Bresslyn Road, Nashville, Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $337,460.00.

Robert W. Grace
Affiant

Subscribed and sworn to before me this 15th day of OCTOBER, 2007

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15TH day of OCTOBER, 2007.

Martha G. Ross
MARTHA G. ROSS
Formally known as Martha S. Grace

TIMOTHY SCOTT ROSS

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 15TH day of OCTOBER, 2007, before me personally appeared Martha G. Ross, formally known as Martha S. Grace, to me known to be the person who executed the foregoing instrument and acknowledged that she executed the same representing her free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of OCTOBER, 2007.

Notary Public

My Commission Expires: 07/19/08

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 15TH day of OCTOBER, 2007, before me personally appeared Timothy Scott Ross, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same representing his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of OCTOBER, 2007.

Notary Public

My Commission Expires: 07/19/08