WARRANTY DEED

B-RG-070528

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF January, 2008.

Notary Public

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY TENN.

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/10/08 14:17 2 pgs
Fees:13.00 Taxes:196.10

20080110-0003256

THIS INSTRUMENT WAS PREPARED BY
Russell Giles and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Grignon	Robert Grignon	
203 Cherokee Point	(NAME) 203 Cherokee Point	
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) Hendersonville, TN 37075	133-1-229.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID R. WADDEY AND JOAN M. WADDEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT GRIGNON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 279, SUNRISE HEIGHTS, SECOND PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 46, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID R. WADDEY AND WIFE, JOAN M. WADDEY BY CASH DEED FROM SAMUEL R. PIERCE, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED ON THE 30TH DAY OF SEPTEMBER, 1987 IN BOOK 7367, PAGE 88, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING, BUT NOT LIMITED TO RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SUNRISE HEIGHTS, SECOND ADDITION, AS RECORDED IN PLAT BOOK 421, PAGE(S) 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 528 Raymond Street, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of January, 2008.

David R. Waddey

Joan M. Waddey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David R. Waddey and Joan M. Waddey, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of January, 2008.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903