Davidson County DEEDWARR
Recvd: 02/27/08 10:16 2 pgs
Fees:13.00 Taxes:815.85

20080227-0019125

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

# WARRANTY DEED

RW-08-2008

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jenny Lee Gray | Access National Mortgage | |
| 2008 Franklin Avenue (ADDRESS) | 1800 Robert Fulton Drive, Suite # 350 (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Reston, VA 20191 (CITY) (STATE) (ZIP) | 83-6-290 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVE PERDUE, UNMARRIED AND BRANNON PENROD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNY LEE GRAY AND HUSBAND, JESSE DAVID GRAY, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY 50 FEET OF LOT NO. 6 ON THE PLAN OF H. B. BLUE'S SUBDIVISION OF SOUTH PART, LOT NO. 2 BROWNSVILLE ADDITIONS, AS SHOWN OF RECORD IN BOOK 161, PAGE 134, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID EASTERLY PART OF LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF FRANKLIN AVE., FORMERLY WATKINS STREET AND EXTENDS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF AN ALLEY 174.4 FEET TO A DEAD LINE AT AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO STEVE PERDUE AND BRANNON PENROD, BOTH UNMARRIED BY WARRANTY DEED FROM SHARON D. GLENN, RECORDED ON THE 28TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060828-0105995, 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 those of record in Plat Book 161, Page(s) 134, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 2008 Franklin Avenue, Nashville, Tennessee 37206
(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 25th day of February, 2008.

Steve Perdue

Brannon Penrod

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Perdue and Brannon Penrod, 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 25th day of February, 2008.

Notary Public

My Commission Expires: COMMISSION EXPIRES 01/03/2011

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**RETURN TO:**
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530