Davidson County DEEDWARR
Recvd: 04/04/08 10:39 2 pgs
Fees:13.00 Taxes:458.80

20080404-0034254

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28 DAY OF March 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry Frye 5004 Bonnalynn Drive Hermitage, TN 37076	New Owner	Map 74.12 Parcel 102

For and in 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,

Matthew Gray, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sherry Frye, unmarried and Bernie Frye, unmarried

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 LOT NO. 509 ON THE PLAN OF HERMITAGE HILLS, SEC 5, OF RECORD IN BOOK 3300, PAGES 1 AND 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOT NO. 509 FRONTS 75.0 FEET ON THE WESTERLY MARGIN OF BONNALYNN DRIVE AND RUNS BACK BETWEEN LINES, MEASURING 169.75 FEET ON THE SOUTHERLY SIDE AND 171.2 FEET ON THE NORTHERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 1000.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW GRAY AND WIFE, JERE GRAY BY DEED FROM GWENDOLYN JUANITA BURNETT, TRUSTEE, OF THE SAMUEL RAY BURNETT AND GWENDOLYN JUANITA BURNETT REVOCABLE LIVING TRUST DATED DECEMBER 13, 2000, OF RECORD IN INSTRUMENT NUMBER 20001228-0127145, REGISER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MATTHEW GRAY BY QUITCLAIM DEED FROM JERE GRAY DATED MARCH 19, 2003 OF RECORD IN INSTRUMENT NUMBER 20030404-0044649, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3222, Page 154, amend Book 3250, Page 101, Amend Book 3428, Page 379 and Book 3433, Page 309, Register's Office for Davidson County, Tennessee.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5004 Bonnalynn Drive, Hermitage, TN 37076**
(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 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 my hand(s) this 28th day of March, 2008.

Matthew Gray

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Matthew Gray, unmarried, with whom I am personally acquainted, (or who 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 office, this 26 day of March, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076