ADDRESS NEW OWNERS and
SEND TAX BILLS:
JAMES R. MAYES
1095 Laurel Knoll Ct.
Brentwood TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
162 - 5 - 268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, EMILY S. GRAY, formerly EMILY S. MINER, unmarried, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JAMES R. MAYES, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 145 on the plat of Hickory Valley Subdivision, Section 3, of record in Book 4460, Page 86, RODC, TN.
>
> Being the same property conveyed to Emily S. Miner, from Emory E. Miner, of record in Instrument No. 20030214-0020530, Register's Office for Davidson County, Tennessee. Emily S. Gray and Emily S. Miner being one and the same person.
>
> **Subject to all matters shown on the above referenced plat and to restrictions of record.**
>
> This is improved property known as 312 Eulala Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 3 day of April, 2008.

Emily S. Gray
EMILY S. GRAY

Davidson County DEEDWARR
Recvd: 04/07/08 09:40 2 pgs
Fees:13.00 Taxes:477.86
20080407-0034754

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, EMILY S. GRAY, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 3 day of April, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $129,150.00.

AFFIANT

Subscribed to and sworn before me, this the 3 day of April, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989