Send Tax Statements To:
New Owner

Davidson County DEEDWARR
Recvd: 05/21/08 09:11 2 pg
Fees:13.00 Taxes:710.40
20080521-0051941

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
James S. Darby
924 Waldkirch Avenue
Nashville, TN 37204

Map and Parcel: 105-13-03-4900

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CHRISTINE DEAN GRAY, married (f.k.a. CHRISTINE DEAN, a single woman),** has this day bargained and sold and does hereby transfer and convey unto, **JAMES S. DARBY and SARAH E. DARBY, husband and wife,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

All that Certain Lot or Parcel of Land Lying and Being in Davidson County, Tennessee, Being More Particularly Described as Follows:

Being Lot Number 57, on the plan of Waldkirch Subdivision, as shown by plat of record in Plat Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Christine Dean, a single woman, by deed from Michael McDonald and wife, Annie McDonald, dated October 18, 2002, appearing of record in Instrument Number 20021120-0144175, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Register's Office of said County; all matter shown on said plat and survey appearing of record in Plat Book 421, page 90, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **JAMES S. DARBY and SARAH E. DARBY, husband and wife**, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

unencumbered, except for the lien of the 2008 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19th day of May, 2008.

Christine Dean Gray (fka Christine Dean)

Samuel Clayton Gray

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Christine Dean Gray (f/k/a Christine Dean) and Samuel Clayton Gray,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 19th day of May, 2008.

ZOILA K. ESTES NOTARY PUBLIC My Com... expires April ... AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 04-19-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $192,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this the 19th day of May, 2008.

ZOILA K. ESTES NOTARY PUBLIC My Com... expires April ... AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 04-19-2010