File #2008104

Davidson County DEEDWARR
Recvd: 06/02/08 13:45 2 pgs
Fees:13.00 Taxes:1043.40

20080602-0055868

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

MARILYN PAINTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia S. Bray	New owner	Map 172-05-B
(NAME) 220 Sterling Oaks Place	(NAME)	Parcel 109
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Elaine Kay Heard, an unmarried person, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Patricia S. Bray, an unmarried person, hereinafter called the GRANTEE, her 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. 41 on the Final Plat of Sterling Oaks, Phase II, of record in Book 11190, page 141, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elaine Kay Heard by Quitclaim Deeds from Danny J. Kerr of record in Instrument 200803050022309 and Instrument 200712110143010, said Register' s Office. And being the same property conveyed to Elaine Kay Heard, unmarried and Danny J. Kerr, unmarried as joint tenants by deed from Carl E. Medlin, Jr., married of record in Instrument 200303110032314, said Register's Office, dated February 26, 2003.

This conveyance is subject to Covenants, Conditions and Restrictions of Sterling Oaks of record in Book 10951, Page 540 and 547, and Book 11514, page 959, and By-Laws appended thereto in Book 10951, page 587; Charter for HOA in Book 10951, page 540; Easements in Book 7250, page 755 and Book 4600, page 99; Quitclaim Deed of common/open space in Instrument 200505100052774; all matters shown on PUD Boundary Plat in Book 9700, page 770; and any and all matters shown on the Plan of record in Book 11190,page 141, said Register's Office.

Unimproved ()
This is improved (X) property, known as 220 Sterling Oaks Place, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 29th day of May, 2008.

Elaine Kay Heard

Elaine Kay Heard

STATE OF Tennessee

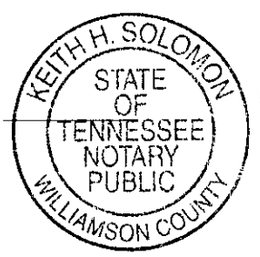
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Elaine Kay Heard who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2008.

Notary Public

My Commission Expires:



My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067