# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/09 14:45 2 pgs
Fees:13.00 Taxes:547.60
20090115-0004012

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $148,000.00

Affiant

Subscribed and sworn to before me this 12 day of January, 2009.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Bryan Grigsby & Fenton Ray Grigsby | First Community Mortgage, Inc. | 092-13-0-227.00 |
| 6308 Park Lane | 1610 South Church Street, Suite A | |
| Nashville, TN 37205 | Murfreesboro, TN 37130 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mary Beth Peery, Executrix of The Estate of Don C. Peery**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bryan Grigsby, an unmarried man, and Fenton Ray Grigsby a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being the Westerly part of Lot No. 11 of Block No. 23 in E.J. Plummer's Plan of lots, of record in Plan Book 161, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Don C. Perry, married, by deed from Lisa Michelle Beard, married, aka Lisa M. Beard, on May 16, 2006, of record in Instrument Number 20060517-0057682, Register's Office for Davidson County, Tennessee. The said Don C. Peery having died testate on December 12, 2007, a resident of Dickson County, Tennessee, and his Last Will and Testament, naming Mary Beth Peery as Executrix of the Estate and entrered into Probate January 16, 2008 at cause number 01-08-005-P.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 39, Register's Office Davidson County, Tennessee.

This is improved property known as: **3721 Elkins Avenue, Nashville, TN 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 12, 2009.

**The Estate of Don C. Peery**

Mary Beth Peery
**By Mary Beth Peery, Executrix**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of January, 2009, before me, appeared Mary Beth Peery, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Executrix of The Estate of Don C. Peery and that said instrument was signed and sealed in behalf of said Estate and said Mary Beth Peery acknowledged said instrument to be the free act and deed of said Estate.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC




My Commission Expires:

8/23/11