WARRANTY DEED

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 31st day of March 2009

Notary Public:

MY COMMISSION EXPIRES: 4-15-12
(AFFIX SEAL)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steven Gray	Countrywide Bank, FSB	Parcel ID:
1612 London Garden Court	1620 Gateway Blvd., Ste 101	151100A19500CO
Antioch, TN 37013	Murfreesboro, TN 37129	

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

Toccara Yvonne Smith fka Toccara Nevils, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Steven Gray and Aleshia Gray, husband and wife

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:

BEING Lot No. 175 on the Plan of Phase 2, Villages of Long Hunter, PUD, as shown by plat appearing of record in Instrument 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Toccara Nevils, unmarried, by deed from Ole South Properties, Inc., of record in Instrument 20030903-0127498, said Register's Office. The said Toccara Nevils is now known as Toccara Yvonne Smith.

This conveyance is subject to: (1) 2009 County Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the plan of record in Instr. 20020515-0059732, Register's Office for said County; (3) Sanitary Sewer Easement of record in Instr. 20001030-0107415, Register's Office for said County; (4) Easement for Water Mains in Book 8358, page 91; Book 8358, page 914; and Book 8197, page 288, Register's Office for said County; (5) Grant of Easement of record in Instr. 20000906-0088271 and Instr. 20000906-0088272; (6) Easement to Tenn. Telephone Co. of record in Book 9661, page 919, Register's Office for said County; (7) TVA Line Easement of record in Book 2338, page 466; Book 4446, page 423; and Book 4535, page 351, Register's Office for said County; (8) Ingress and Egress Easement to cemetary of record in Book 1115, page 302; and Book 1101, page 457, Register's Office for said County, and (9) Restrictive Covenants of record in Instr. 20010531-0056382; and Instr. 20031111-0164945, Register's Office for said County.

The signature of Toccara Yvonne Smith is signed by her duly appointed Attorney-in-Fact, Bobbie J. Eldridge, pursuant to the Power of Attorney of record in Instrument 20090403-0030235, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1612 London Garden Court, Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 04/03/09 10:17 2 pgs
Fees:13.00 Taxes:458.80
20090403-0030236

Witness my hand this 31st day of March, 2009.

Toccara Yvonne Smith
By: Bobbie J. Eldridge, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Bobbie J. Eldridge, 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 on behalf of Toccara Yvonne Smith as her Attorney in Fact as the free act and deed of the within named Toccara Yvonne Smith.

Witness my hand and official seal at Nashville, Tennessee the 31st day of March, 2009.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-14-09

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)