BILL GARRETT, Davidson County
Trans:T20090036462 DEEDWARR
Recvd: 06/02/09 15:55 2 pgs
Fees:13.00 Taxes:313.76

File Box 30

20090602-0050859

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $84,800.00

Subscribed and sworn before me this the 28th day of May, 2009.

Affiant

(Affix Seal)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

900670

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Jerry D. Gray
1003 Thomas Avenue
Nashville, TN 37216

Send tax bills to:
W.R. Starkey Mortgage, LLP
5055 W. Park Blvd., Ste 300
Plano, TX 75093

Map 76-2, Parcel 153

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Stephen R. Guy and wife, Rita D. Guy

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jerry D. Gray, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the easterly 48 feet of the westerly 96-1/2 feet of Lot "W" or 9 on the correct Plan of E.J. Childress Subdivision of the J.H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County,

Said part of Lot "W" or 9 fronts 48 feet on the northerly side of Thomas Street and runs back between parallel lines 152 feet, more or less, to a dead line.

Being all of the same property conveyed to Stephen R. Guy and wife, Rita D. Guy by deed dated 12/19/01 from Robert Durrett and Howard Friedli of record in Instrument No. 20011220-0140716, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1003 Thomas Avenue, Nashville, TN, 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 28th day of May, 2009.

Stephen R. Guy

Rita D. Guy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Stephen R. Guy and wife,, Rita D. Guy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2009.

My commission expires:_____

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public