THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20090053723 DEEDWARR
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MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***379,900.00.

Affiant

Subscribed and sworn to before me this 4th day of August, 2009.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jason Gray 1311 Ordway Place Nashville, Tennessee 37206	SAME	MAP 083-09-0 PARCEL 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($***379,900.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, James Stephen Neighbors and wife, Diane Robinson Neighbors, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jason Gray and wife, Shalene Gray, (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. 25 and the easterly half of Lot No. 26 on the Map of F.O. Beasley's Subdivision of part of the Douglass Property as of record in Plat Book 2, page 66, Chancery Court at Nashville, Tennessee.

SAID Lot No. 25 and the easterly half of Lot No. 26 front together 75.0 feet on the northerly side of Ordway Place (formerly Grove Avenue) and run back between parallel lines with the westerly margin of North 14th Street (formerly Ordway Avenue) 170.0 feet to an alley.

BEING the same property conveyed to James Stephen Neighbors and wife, Diane Robinson Neighbors, by Warranty Deed dated March 31, 1989, from Jack E. Gray and wife, Katherine Gray, of record in Book 7808, page 153, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1311 Ordway Place, Nashville, Tennessee 37206.

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.

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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Map of F.O. Beasley's Subdivision of part of the Douglass Property of record in Plat Book 2, page 66, Chancery Court at Nashville, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4th day of August, 2009.

James Stephen Neighbors

Diane Robinson Neighbors

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 James Stephen Neighbors and Diane Robinson Neighbors, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2009.

Notary Public

My Commission Expires: 6-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY