WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

PHYLLIS KEEMAN NOTARY PUBLIC DAVIDSON COUNTY

G-VRE-09-I12

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) Wayne James Austin Walen III	Pinnacle National Bank	
2116 Hobbs Road #I-12	(NAME) 211 Commerce Street Suite 300	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37201	131-2-A-51.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we HAROLD E. GRAY AND WIFE, RHONDA L. GRAY, AND JOEL L. GRAY, UNMARRIED
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES AUSTIN WALEN *III, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:
*WALNE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT I-12, HOBBS HOUSE CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4595, PAGE 74, AMENDED IN PLAT BOOK 5200, PAGE 54, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5289, PAGE 515, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HAROLD E. GRAY AND WIFE, RHONDA L. GRAY AND JOEL L. GRAY, UNMARRIED BY WARRANTY DEED FROM RYAN G. BREEGLE, RECORDED ON THE 12TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070912-0109578, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 4595, PAGE 74; BOOK 5200, PAGE 54: BOOK 5289, PAGE 515; BOOK 6822, PAGE 893; BOOK 7824, PAGE 974; BOOK 5296, PAGE 689; BOOK 5292, PAGE 958; BOOK 5293, PAGE 612; AND BOOK 7802, PAGE 299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2116 Hobbs Road #I-12, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090063872 DEEDWARR
Recvd: 09/18/09 09:38 2 pgs
Fees:13.00 Taxes:469.53
20090918-0087170

Witness my/our hand(s) this 9th day of September, 2009.

Harold E. Gray

Rhonda L. Gray

Joel L. Gray

Harold E. Gray, Rhonda L. Gray and Joel L. Gray by John Gleaves by Power of Attorney of record in Instrument No. Register's Office for Davidson County, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of September, 2009, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Harold E. Gray and wife, Rhonda L. Gray, and Joel L. Gray and who acknowledged he executed the same as the free act and deed of the said Harold E. Gray and wife, Rhonda L. Gray, and Joel L. Gray.

Witness my hand and official seal, this the 9th day of September, 2009.

Notary Public

My Commission Expires: 1/9/2012

CARA MO... NOTARY PUBLIC ...TENN...
... Expires JAN. 9, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903