Name and Address New Owner:
Billy R. Gray
513 Myatt Drive
Madison, TN 37115

Send Tax Bills to:
Same as New Owner

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Tax Identification Numbers:
05302007200

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and no/100---------Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **We, Mary Buchanan,** as Devisee under the Last Will and Testament of **Billy Walrond,** deceased, and **Mary Frances Trimble as Executrix of the Estate of Ruby Nell Brake Walrond,** deceased, as **Grantors** have bargained and sold and by these presents do hereby transfer and convey unto **Billy R. Gray,** hereinafter called the **Grantee,** his successors and assigns, that certain land located in **Davidson** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, hereditaments, estate, title and interest thereto belonging or in anywise appertaining, to the said Grantee, his successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE IS MADE subject to property taxes for the year 2010 and subsequent years; further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Fairway View Subdivision of record in Book 2900, Page 41, Register's Office for Davidson County, Tennessee and further subject to Right-of-Way Deed for Highway purposes to State of Tennessee of record in Book 5271, Page 563, said Register's Office.

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

WITNESS our hands this 11th day of March, 2010.

Mary Buchanan
Mary Buchanan, Devisee
under the Will of Billy
Walrond, deceased

Mary Frances Trimble
Mary Frances Trimble
Executrix of the Estate of
Ruby Nell Brake Walrond
deceased

BILL GARRETT, Davidson County
Trans:T20100015538 DEEDWARR
Recvd: 03/17/10 09:48 3 pgs
Fees:18.00 Taxes:333.00
20100317-0019947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Mary Buchanan**, the bargainor, to me known (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 11th day of March, 2010.

Notary Public

My commission expires:
3/20/10

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Mary Frances Trimble**, the bargainor, to me known (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 11th day of March, 2010.

Notary Public

My commission expires:
~~3/20/10~~
3/10/2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration for this transfer or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Sworn to and subscribed before
This the 11th day of March, 2010.

Notary Public

My commission expires: 3/20/10

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit "A"

Land in **Davidson** County, Tennessee, being Lot No. 27 on the Plan of Fairway View Subdivision, of record in Book 2900, Page 41, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the southeasterly margin of Newport Drive, the common corner of Lots No. 27 and 28; thence southeasterly with the line between said two lots 128 feet to a point; thence northeasterly 126.3 feet to a point in the southwesterly margin of Robinson Road; thence with the margin of said Road, North 66 deg. 30' West 95 feet to a point; thence around a curve southwesterly 39.27 feet to a point in the southeasterly margin of Newport Drive; thence with the margin of said Drive southwesterly 80.0 feet to the point of beginning.

Being the same property conveyed to Billy Joe Walrond and wife, Ruby Nell Walrond by Warranty Deed from John A. Hill and wife, Ruth S. Hill of record in Book 4966, Page 338 in the Register's Office for Davidson County, Tennessee. The said parties having since divorced and by Final Decree of Divorce in the Second Circuit Court for Davidson County, Tennessee, a tenancy in common was created between said Billy Ray Walrond and Ruby Nell Brake Walrond. Subsequently, the said Ruby Nell Brake Walrond died on January 20, 2004 and by Order of the Seventh Circuit Court for The State of Tennessee 20th Judicial District, Nashville, Davidson County, Tennessee to Sell Real Property(Docket No. 09P-1409), the interest of Ruby Nell Brake Walrond was ordered sold and Mary Frances Trimble as Executrix was authorized to execute any document necessary to convey title to subject property on behalf of the Estate of Ruby Nell Brake Walrond. Subsequently, the said Billy Ray Walrond died on December 3, 2008 and by the Last Will and Testament of Billy Ray Walrond (Case No. 09 P684 in the Probate Court for Davidson County, Tennessee at Nashville), the interest of Billy Ray Walrond in subject property was devised to Mary Buchanon.

This is improved property commonly known as 101 Newport Drive, Old Hickory, TN 37138

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF SAID Lot No. 27 on the Plan of Fairway View Subdivision which was conveyed to the State of Tennessee for Highway Purposes by deed of record in Book 5271, Page 563, Register's Office for Davidson County, Tennessee, more particularly described therein.

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115