This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2010-018

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Billy Gray	(NAME) Same as new owner	Map & Parcel # 050308003300 (Tract 2)
(STREET ADDRESS) 513 Myatt Drive	(STREET ADDRESS)	Map & Parcel # 050308003400 (Tract 1)
(CITY) Madison (STATE) TN (ZIP) 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SPACEMAKERS, INCORPORATED, a Tennessee corporation,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said**, BILLY GRAY, an unmarried man,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract #1: Land in Davidson County, Tennessee, being Lot No. 6 of Block No. 11 on the Plan of Dobbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office, Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the northeasterly side of Elliott Avenue, and runs back between parallel lines 100 feet to a dead line.

Tract #2: Land in Davidson County, Tennessee, being Lot No. 7 of Block No. 11 on the Plan of Dobbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office, Davidson County, Tennessee. Said Lot No. 7 fronts 44 feet on the northeasterly side of Elliott Avenue, and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Spacemakers, Incorporated, a Tennessee corporation, by deed of record in Book 7964, page 209, Register's Office, Davidson County, Tennessee.

Together with Appurtenant Easement shown in Deed of Easement of record in Instrument #20010628-0068362, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $115,000.00.

Subscribed and sworn to before me this the 19th day of March, 2010.

Affiant

My commission expires: July 8, 2013

Notary Public

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

This is improved property known as 2203-2205 Elliott Drive, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 19th day of March, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Spacemakers, Incorporated, a Tennessee corporation

By: _____
Billy R. Gross, President

BILL GARRETT, Davidson County
Trans:T20100016529 DEEDWARR
Recvd: 03/22/10 12:16 2 pgs
Fees:13.00 Taxes:425.50

20100322-0021200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, **Billy R. Gross,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2010.

Kay B. Houseal, Notary Public
My Commission Expires:

KAY B HOUSEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan 8, 2013

Encumbrances:

1. 2010 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Encroachment of portion of building and fence on adjoining property and terms and conditions of Deed of Easement of record in Instrument #20010628-0068362, Register's Office, Davidson County, Tennessee, granting permanent easement for said encroachment.