BILL GARRETT, Davidson County
Trans:T20100021387 DEEDWARR
Recvd: 04/12/10 09:29 2 pgs
Fees:13.00 Taxes:736.30
20100412-0027262

WARRANTY DEED

B-DB-10-3152

TABATHA N. CALHOUN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 6, 2013

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Mayberry	Franklin American Mortgage Company	
3152 HARBORWOOD DRIVE (ADDRESS)	501 Corporate Centre Drive, Ste. 400 (ADDRESS)	
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	108120B02400CO

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, we JOHN ROBERT MCRAY, JR. AND WIFE, JUDY E. MCRAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON D. MAYBERRY AND ERIN M. MAYBERRY, HUSBAND AND WIFE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 117 ON THE PLAN OF HARBORVIEW, PHASE 1-A, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 583, AS AMENDED IN BOOK 9096, PAGE 760, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JOHN ROBERT MCRAY, JR. AND WIFE, JUDY E. MCRAY BY DEED FROM KIL SANG YOON AND WIFE, HEI YOUNG YOON OF RECORD IN INSTRUMENT 200309040128004 ON 09/02/2003 AND FILED FOR RECORD ON 09/04/2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT(S) BOOK 6900, PAGES 577 THRU 581, AND BOOK 6900, PAGE 583 , AS AMENDED IN BOOK 9096, PAGE 760; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN BOOK 7471, PAGE 26, BOOK 7646, PAGE 142, BOOK 8263, PAGE 534, BOOK 8271, PAGE 863, AND BOOK 8297, PAGE 380, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3152 HARBORWOOD DR, NASHVILLE, Tennessee 37214
(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.

Witness my/our hand(s) this 31st day of March, 2010.

JOHN ROBERT MCRAY, JR.

JUDY E. MCRAY

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ROBERT MCRAY, JR. and JUDY E. MCRAY, the within named bargainor, 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 the 31st day of March, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

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

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

~~RETURN TO:~~
RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
4448