Record & Return To: Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***445,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20100024925 DEEDWARR
Recvd: 04/27/10 10:00 2 pgs
Fees:13.00 Taxes:1646.50
20100427-0031717

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 23rd day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Ryan R. Nicholson 914 Tower Place Nashville, Tennessee 37204	NEW OWNER	MAP 132-05-0 PARCEL 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Five Thousand and 00/100 Dollars ($***445,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Jason M. Gray, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Ryan R. Nicholson and Stephanie J. Nicholson, husband and wife, (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. 4 on the Plan of Glendale Park, Section 2, as of record in Book 1130, page 61, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jason M. Gray by Warranty Deed dated August 16, 1999, from Barbara R. Ackerman, now known as Barbara Ackerman Johnson, married, of record in Book 11622, page 825, in the Register's Office for Davidson County, Tennessee.

Shalene Gray, spouse of Jason M. Gray, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 914 Tower Place, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has 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 Plan of Glendale Park, Section 2, of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee.

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

GRANTOR FURTHER COVENANTS and binds himself, his 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, the GRANTOR has executed this instrument on this the 23rd day of April, 2010.

Jason M. Gray

Jason M. Gray

Shalene Gray

Shalene Gray

By: Shalene Gray
Shalene Gray
Attorney in Fact

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 Shalene Gray, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2010.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shalene Gray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Jason M. Gray and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Jason M. Gray.

WITNESS my hand and official seal this 23 day of April, 2010.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY