BILL GARRETT, Davidson County
Trans:T20100025915 DEEDWARR
Recvd: 04/30/10 11:26 2 pgs
Fees:13.00 Taxes:159.10

20100430-0033022

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Cindy Evans
Affiant

Subscribed and sworn to before me this 29th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT1004600200

R-HD-10-0921

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Robert McRay, Jr.	SAME	
921 11th Avenue North	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		92-4-266.00
(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 KHIRA J. TURNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN ROBERT MCRAY, JR. AND JUDY ELAINE MCRAY, _____, 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(S) NO. 26 AND THE SOUTHERLY 15 FEET OF LOT NO. 25, AS SHOWN ON THE MAP ENTITLED THE PLAN OF JOHNSON BRANSFORD'S SUBDIVISION OF 3 PARTS OF LOT NO. 158 OF JUDGE MCNAIRY'S MANSION HOUSE TRACT, AS OF RECORD IN PLAT BOOK 161, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. SAID LOT NO. 26 AND THE SOUTHERLY PART OF LOT NO. 25 FRONT TOGETHER 55 FEET ON THE WESTERLY SIDE OF 11TH AVENUE NORTH, FORMERLY CUMBERLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES 135 FEET, MORE OR LESS, TO AN ALLEY.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

BEING PART OF THE SAME PROPERTY CONVEYED TO KHIRA J. TURNER BY WARRANTY DEED FROM MARY MCKELVEY WELCH, RECORDED ON THE 11TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071211-0142917, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 161, PAGE 146; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 921 11th Avenue North, Nashville, Tennessee 37208
(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 29th day of April, 2010.

Khira J. Turner

Khira J. Turner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Khira J. Turner, 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 29th day of April, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

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

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