Box 14A

225204

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$224,400.00.** Affiant Subscribed and sworn to before me, this the 29th day of April, 2010. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100026073 DEEDWARR
Recvd: 04/30/10 15:05 2 pgs
Fees:13.00 Taxes:830.28
20100430-0033191

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Benjamin L. Hays **Bethany A. Hays**	**Regions Bank d/b/a Regions Mortgage**	**Map 181-01-0-A Parcel 172.00CO**
520 Cinnamon Place	**Dept. 2520** **P.O. Box 2153**	
Nashville, TN 37211	**Birmingham, AL 35287-2520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M. Lynn Foxall Gray and husband, Raymond E. Gray, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin L. Hays and Bethany A. Hays, 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:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Sugar Valley, Section Five, a Planned Unit Development, of record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to M. Lynn Foxall, a single person by Deed from Yazdian Construction, Inc., a Tennessee corporation, of record in Instrument No. 20011029-0117733, dated October 19, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11069, page 14, and made said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Raymond E. Gray, Jr., joins in this conveyance for the purpose of conveying his marital rights.

This is improved (__X__) Unimproved (____) property, known as **520 Cinnamon Place, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.**

Mitchel Lynn Gray
M. Lynn Foxall Gray

Raymond E. Gray, Jr.
Raymond E. Gray, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **M. Lynn Foxall Gray and Raymond E. Gray, Jr.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.