WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100033765 DEEDWARR
Recvd: 06/03/10 13:50 2 pgs
Fees:13.00 Taxes:450.29
20100603-0043072

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $121,700.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2010.

Notary Public

My commission expires: 7-21-13
(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Krystal Perkins	Community Trust	**Map 165-13-0-A, Parcel 006CO**
4221 Laurenwood Drive	316 Robert Rose Dr.	
Antioch, TN 37013	Murfreesboro, TN 37129	

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,

John T. Gregath and L. Kay Gregath, husband and wife

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

Krystal Perkins

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. 323 on the Plan of Peppertree Forest, P.U.D, Section 6, of record in Book 7900, page 572, 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 John T. Gregath and L. Kay Gregath, husband and wife, by Special Warranty Deed from The Secretary of Veterans Affairs, an officer of the United States of America, of record in Instrument No. 20100308-00127378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restated Declaration of Covenants, Conditions and Restrictions, of record in Book 8757, Page 607, and amended in Book 9157, Page 711, said Register's Office; By-Laws of record in Book 8757, Page 623; 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.

This instrument is being executed on behalf of John T. Gregath and L. Kay Gregath, pursuant to a Power of Attorney executed by same on the 22nd day of May, 2010, of record in Instrument No. 20100603-0043071, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved (X) Unimproved ( ) property, known as **4221 Laurenwood Drive, Antioch, TN 37013**

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 1st day of **June, 2010.**

John T. Gregath
John T. Gregath
By: Kathy Hand, attorney-in-fact
Kathy Hand, Attorney-in-Fact

L. Kay Gregath
L. Kay Gregath
By: Kathy Hand, attorney-in-fact
Kathy Hand, 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 aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for John T. Gregath and L. Kay Gregath, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said John T. Gregath and L. Kay Gregath for the purpose therein contained, by signing the name of John T. Gregath and L. Kay Gregath by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, **2010.**

Katherine Goodson
Notary Public

My Commission Expires: May 2, 2011

