BILL GARRETT, Davidson County
Trans:T20100044154 DEEDWARR
Recvd: 07/20/10 07:56 4 pgs
Fees:23.00 Taxes:740.00
20100720-0056492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Carl Test
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2010.

Dana Ellsworth
NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA ELLSWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kelly Gray and Thomas B. Smith 2001 Russell Street Nashville, TN 37206	Wells Fargo Bank, N.A. P.O. Box 11701 Newark, NJ 07101	083-14-0-086

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SYLVIA J. HEANEY, JUDY CARNEGIE HELMS, CASSONDRA HOLLINGSHEAD, JOSHUA PHILLIPS, JUSTIN PHILLIPS, DEBORAH L. SEGROVES AND GLORIA J. TRAVIS, AS THEIR INTERESTS MAY APPEAR

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KELLY GRAY AND THOMAS B. SMITH, WIFE and HUSBAND

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of the Subdivision of the 56 acre tract of J.I.D. Hinds, Trustee, not of record.

According to a printed copy of said plan, said Lot No. 22 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 160 feet to the alley.

Being the same property conveyed to Grace Beasley Brown, by deed from Joseph Ballentine Jr. and wife, Elsie B. Ballentine, of record as Book 2794, page 128, dated June 25, 1958, said Register's Office. The said Grave Beasley Brown has since died, leaving a Last Will and Testament, of record as Book 10250, page 655, said Register's Office. The said will devised the subject property to Sylvia J. Heaney, Judy C. Carnegie, Ronald S. Phillips, Deborah L. Segroves and Gloria J. Travis. The said Ronald S. Phillips has since died, leaving his share of subject property to his heirs, being Cassandra Hollingshead, Joshua Phillips and Justin Phillips. Further reference to an affidavit of record as Instrument No. 20100511-0036292, said Register's Office.
CASSANDRA HOLLINGSHEAD AND CASSONDRA HOLLINGSHEAD ARE ONE AND THE SAME PERSON.
This conveyance is subject to the following:

1) 2010 property taxes to be assumed by the Grantees.

This improved property is known as 2001 Russell Street, Nashville, TN 37206.

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, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 9th day of July, 2010.

Sylvia J. Heaney

Judy Carnegie Helms **A/K/A Judy C. Helms**

Deborah L. Segroves

Gloria J. Travis

JOSHUA PHILLIPS AND JOSHUA STEWART PHILLIPS ARE ONE AND THE SAME PERSON.

Cassondra Hollingshead

JUSTIN PHILLIPS AND JUSTIN SHANE PHILLIPS ARE ONE AND THE SAME PERSON.

Joshua Phillips by Cassondra Hollingshead, his Attorney-In-Fact

Justin Phillips by Cassondra Hollingshead, his Attorney-In-Fact

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sylvia J. Heaney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2010.

Notary Public

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Judy Carnegie Helms, *the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

***a/k/a Judy C. Helms**

Witness my hand, at office, this 9th day of July, 2010.

Notary Public

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah L. Segroves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2010.

Notary Public

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gloria J. Travis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2010.

Notary Public

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cassondra Hollingshead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2010.

Notary Public

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

Before me personally appeared Cassondra Hollingshead, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joshua Phillips, and who acknowledged that she executed the same as the free act and deed of Joshua Phillips.

Witness my hand, at office, this 9th day of July, 2010.

Notary Public

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

Before me personally appeared Cassondra Hollingshead, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Justin Phillips, and who acknowledged that she executed the same as the free act and deed of Justin Phillips.

Witness my hand, at office, this 9th day of July, 2010.

Brandy Gomaz
Notary Public

My Commission Expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013