BILL GARRETT, Davidson County
Trans:T20100046447 DEEDWARR
Recvd: 07/29/10 10:50 2 pgs
Fees:13.00 Taxes:370.00

20100729-0059464

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $100,000.00 (One Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 22nd day of July, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11/24/2010 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sherry Diane Cosby 911 Beaumont Drive Madison,TN 37115	SWBC Mortgage Corp. 9311 San Pedro # 100 San Antonio, TX 78216	051-03-0-127

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER GRAYBILL AND WIFE MELANTHA GRAYBILL**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SHERRY DIANE COSBY, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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(s) 57, as shown on the map entitled Section Two, Pleasant Acres, of record as Plat Book 2133, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER GRAYBILL and MELANTHA GRAYBILL, husband and wife, by deed from LESLIE K. HAFNER (F/K/A LESLIE HIGINBOTHAM) and husband, MATTHEW W. HAFNER, of record as Instrument No. 20030501-0058437, said Register's Office.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **911 BEAUMONT DRIVE** **MADISON,TN37115**

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. 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.

LTSR Number:

GTE File: 2010

WITNESS, this 22nd day of July, 2010

Christopher Graybill

Melantha Graybill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of July, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher Graybill and Melantha Graybill** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 22nd day of July, 2010.

JULIE COONE
NOTARY PUBLIC

Notary Public

Commission Expires: 11/24/2010

LTSR Number:

GTE File: 2010