THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110021537 DEEDWARR
Recvd: 04/12/11 11:10 2 pgs
Fees: 13.00 Taxes: 227.55

20110412-0028168

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$61,500.00**.

X Toby Gregory
Affiant

Sworn to and subscribed before me this 8 day of April, 2011.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Toby Gregory, etux	Same	Map 69-4
3806 Fairview Drive		
Nashville, TN 37218		Parcel 2

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon D. Simmons**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Toby Gregory and wife, Christy Gregory**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "DD" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Fairview Drive, which point is the common corner of Lots 23 and 24 of Block "DD" of said Subdivision, and running in a northerly direction a distance of 246.5 feet to a dead line; thence in a easterly direction a distance of 100.27 feet to a point; thence in a southerly direction a distance of 253.9 feet to the northerly margin of Fairview Drive; and thence westerly a distance of 100 feet with the said northerly margin of Fairview drive, to the beginning.

Being the same property conveyed to Sharon D. Simmons, as to a 75% undivided interest and David E. Petty a 25% undivided interest, as devisees under the will of Sylvia Eris Petty, deceased, the said David E. Petty having conveyed his 25% undivided interest to Sharon D. Simmons by deed of record in Instrument No. 20081203-0117403, Register's Office for Davidson County, Tennessee.

This is improved property known as 3806 Fairview Drive, Nashville, TN 37218

The above-described property is not the place of usual residence of Grantor, herein.

The above-described property is sold AS IS and WHERE IS, and no warranty is made by the seller as to the condition of the house or property.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 8 day of April, 2011.

Sharon Simmons

SHARON D. SIMMONS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sharon D. Simmons**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of April, 2011.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert F Spann

NOTARY PUBLIC

My Commission Expires: 5-20-14