This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20110052102 DEEDWARR
Recvd: 08/24/11 09:32 4 pgs
Fees:23.00 Taxes:647.50
20110824-0065378

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Montgomery G. Turner, Sr. P.O. Box 150326 Nashville, Tennessee 37215	SAME	Map: 082-2 Parcels: 16 & 17

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RAYMOND G. RAY, an unmarried man (being one and the same as Raymond Ray)** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his heirs, successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors, representatives and assigns, against the lawful claims of all persons, whomever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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.

WITNESS Grantor's hand, this 22nd day of August, 2011.

Raymond G. Ray

RAYMOND G. RAY (being one and the same as Raymond Ray)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, RAYMOND G. RAY, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2011.

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Peggy Axford

NOTARY PUBLIC

My Commission Expires: 5/5/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $175,000.00.

Raymond D Ray

Affiant

Subscribed and sworn before me this 22nd day of August, 2011.

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Peggy Axford

NOTARY PUBLIC

My Commission Expires: 5/5/2015

EXHIBIT "A"
Legal Description

Tract 1 (Parcel 17):

Land in Davidson County, Tennessee, being the southerly party of the one acre tract shown on the Plan of the Subdivision of the J.W. Christian tree acre tract, of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said part of said one acre lot fronts 75 feet on the westerly side of the North First Street and runs back between parallel lines 177 feet, more or less, on the north line and 176 feet, more or less, on the south line to a rear line which measures 75 feet.

Being the same property conveyed to Raymond Ray by deed of record in Book 9657, Page 143, Register's Office for Davidson County, Tennessee.

Tract 2 (Parcel 16):

A tract of land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of North First Street, as widened, at the southeast corner of the property conveyed to Jesse C. Bowers and wife of record in Book 1250, Page 130, Register's Office for said County; thence with the southern boundary line of the said Bowers' property westwardly 179 feet to said Bowers' southwest corner, thence continuing in the same direction 7 feet, more or less, to the easterly margin of an alley as shown on the plat of a subdivision of the J.W. Christian 3 acre tract, as of record in Book 547, Page 102, said Register's Office; thence with the same southerly 120 1/3 feet to a point in the northern boundary line of the property conveyed to Belle Taylor of record in Book 1011, Page 513, said Register's Office; thence with said Taylor's northern boundary line easterly 186 feet, more or less, to the westwardly margin of North First Street, as widened; thence with the same northerly 120 1/3 feet to the beginning.

Being the same property conveyed to Raymond G. Ray by deed of record in Book 9047, Page 614, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.

2. Subject to all matters shown on the (Minor Subdivision) Final Plat, The J.W. Christian 3 Acre Tract (Resubdivision of Lot 9), of record in Instrument No. 20110812-0062371, in the Office of the Register for Davidson County, Tennessee.