Box 10-B

BILL GARRETT, Davidson County
Trans:T20110072146 DEEDWARR
Recvd: 11/15/11 13:33 2 pgs
Fees:13.00 Taxes:55.50
20111115-0089237

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAPITAL HOMES LP	**SAME**	**081-07-0-314.00**
(NAME) **320 ELBERTA STREET, SUITE B**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JANIE M. GRAY, A/K/A JANIE GRAY, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, HER 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. 17 on the Map of W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, of record in Plat Book 57, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 17 fronts 50 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Ivey Gray and wife, Janie M. Gray, by deed from Mattye W. Ewing, of record in Book 7727, page 531, dated December 13, 1988, Register's Office for Davidson County, Tennessee. Being further conveyed to Janie Gray by quitclaim deed from Ivey L. Gray, Jr. of record in Book 8742, page 581, dated June 23, 1992, said Register's Office.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Ivey L. Gray, Jr. joins in this conveyance to convey any interest he may have in said property, marital or otherwise, by virtue of his marriage to Janie M. Gray.

Unimproved ( )
This is improved(X) property, known as **1816 14th AVENUE NORTH, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with 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 our hands this 14th day of November, 2011.

JANIE M. GRAY

IVEY L. GRAY, JR.

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 **JANIE M. GRAY AND IVEY L. GRAY, JR.,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of November, 2011.

My commission expires: May 5, 2015

Notary Public

