This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2012-102

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Billy R. Gray	(NAME) Same as new owner	Map/Parcel #03401000500
(STREET ADDRESS) 513 Myatt Drive	(STREET ADDRESS)	
(CITY) Madison (STATE) TN (ZIP) 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **William Chris Street, Executor of the Estate of William Bradley Street, Deceased,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Billy R. Gray, an unmarried man,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to William Bradley Street and wife, Nellie Chance Street, by deed of record in Book 2597, page 411, Register's Office, Davidson County, Tennessee. The said William Bradley street and Nellie Chance Street having since died, she having pre-deceased him, and he having died testate, the will probated in Vol. #12P949, Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $88,000.00

Subscribed and sworn to before me this the 6th day of September, 2012.

Affiant

My commission expires: 10/25/14

Notary Public

This is improved property known as 602 Alta Loma Road, Goodlettsville TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

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 our hand this 6th day of September, 2012.

Estate of William Bradley Street, Deceased

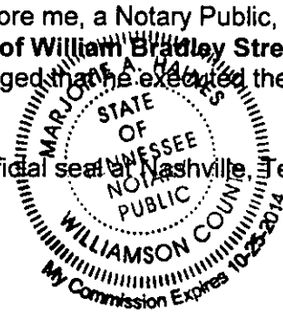
By: _____
William Chris Street, Executor of the Estate of
William Bradley Street, Deceased

BILL GARRETT, Davidson County
Trans:T20120068366 DEEDWARRSP
Recvd: 09/12/12 08:36 2 pgs
Fees:13.00 Taxes:325.60
20120912-0082584

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, **William Chris Street, Executor of the Estate of William Bradley Street, Deceased,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of September, 2012.



Marjorie A. Haines, Notary Public
My Commission Expires: 10/25/14

ENCUMBRANCES

1. 2012 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Goodlettsville Heights of record in Plat Book 2083, page 74, Register's Office, Davidson County, Tennessee.
3. Subject to Transmission Line Easement of record in Book 2438, page 592, Register's Office, Davidson County, Tennessee.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Goodlettsville Heights, Section V, a plat of which is of record in Book 2083, Page 74, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeast corner at a concrete monument thence north 66 deg. 58 min. west for a distance of 117 feet, thence north 23 deg. 02 min. west 350 feet to a point, thence south 66 deg. 58 feet east, 117 feet to a point; thence south 23 deg. 02 min. west 350 feet to the beginning.

INCLUDED BUT EXCLUDED from the above-described property is a portion of said property contained in Final Judgement in Book 3965, Page 58, said Register's Office whereby the State of Tennessee acquired by eminent domain said portion which is more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Goodlettsville Heights Subdivision, Section 5 as of record in Book 2083, Page 74, in the Register's Office of Davidson County, Tennessee.

Beginning at a point in the southwest corner of said Lot No. 4 and runs with the east boundary line of Lot No. 3 said subdivision north 27 deg. 20 min. 55 sec. east, 15 feet to a point; thence south 62 deg. 39 min. 05 sec. east, 117 feet to a point in the east boundary line of said Lot No. 4; thence with said boundary line south 27 deg. 20 min. 55 sec. west, 15 feet to a point in the north margin of Alta Loma Road; thence with said margin north 62 deg. 39 min. 05 sec. west, 117 feet to the point of beginning.