PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150004537 DEEDWARR
Recvd: 01/20/15 10:35 2 pgs
Fees:13.00 Taxes:2183.00
20150120-0005316

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

W & I Ref: (DM) Title No.: 57107
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roddy Story Crandall Story 3906 Valley Road Nashville, TN 37205	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 10312019400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$590,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Ward Ray**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roddy L. Story, III and Cradnall C. Story, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 of Block "F" on the map of Cherokee Park, as of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 17 fronts 60 feet on the north side of Valley Road, and runs back between lines 208.5 feet on the west line and 213.56 feet on the east line to a dead line in the rear on which measures 63 feet. Together with and subject to Joint Driveway Agreement of record in Book 9420, page 201, said Register's Office.

Being the same property conveyed to Darrell Ray and wife, Nancy Ray by Warranty Deed from Presbyterian Campus Ministry, Inc,. (formerly the Presbyterian Student Center, Inc,. of Nashville, TN), dated June 30, 1978 and recorded on June 30, 1978 of record in Book 5306, page 188, Register's Office for Davidson County, Tennessee. The said Darrell Ray and Nancy Ray have since divorced. By Final Divorce Decree No. 88D-3812 in the Probate Court for Davidson County, Tennessee, dated January 5, 1989 and recorded on January 7, 1992 of record in Book 8523, page 444, said Register's Office, subject property was vested in Nancy Ward Ray.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, pages 169 and 170, said Register's Office, which Plan shows a 50 foot minimum building setback line from Valley Road and 5 foot easement for public utility purposes along the rear line(s) of said lot., Joint Driveway Agreement of record in Book 9420, page 201, said Register's Office.

This is improved property, known as 3906 Valley Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of January, 2015.

Nancy Ward Ray

State of Tennessee

County of Davidson

On this 15th day of January, 2015, before me the undersigned authority, personally appeared Nancy Ward Ray, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

My Commission Expires: _____ Notary

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $590,000.00.

Affiant

Sworn and subscribed before me this 15th day of January, 2015.

My Commission Expires: 09-19-2016 Notary

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY