Instrument Prepared By:
DAVID B. HERBERT
Gracey, Kelley, Herbert & Crawford
23rd Floor - [illegible] Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
83-5-386	Douglas Berry, Trustee P.O.Box 976 Goodlettsville, TN.37072	Wachovia Mortgage Company P. O. Box 3174 Winston-Salem, North Carolina 27102
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 013632-8
23W-10225	1408 Eastland Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated October 17, 1978, in the original principal sum of $20,000.00, payable to Commerce Union Bank (now Wachovia Mortgage Company), in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Fairia Davidson and H. Dennis Davidson, et al, to J. G. Palmer, Trustee, as of record in Book 5358, page 478 as re-recorded in Book 5395, page 336,

BOOK 6035 PAGE 282

H. LYNN GREER, JR., and wife, GRACE ANN GREER hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOUGLAS BERRY, TRUSTEE, with full power to sell or convey by deed or mortgage without the joinder of any beneficiary for whom he may be acting, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 8 on the Map Subdivision of the C. F. Ordway's Home Place, as of record in Book 57, page 88, and described as follows:

BEGINNING at a point in the southerly margin of Eastland Avenue, formerly the Vaughn Pike, 250 feet west of the westerly margin of 15th Street; thence southerly parallel to the westerly margin of 15th Street, 170 feet to the north margin of an alley; thence with the margin of the same, westerly 50 feet; thence northerly 170 feet to the southerly margin of Eastland Avenue; thence with the margin of the same, easterly 50 feet to the point of beginning.

Being the same property conveyed to H. Lynn Greer, Jr., by Quitclaim deed from Realty Development Company, as of record in Book 5859, page 971, said Register's Office.

The above named Grace Ann Greer joins in this instrument for the purposes of conveying any right, title and interest she may have in and to the above described property.

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 and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1983 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of April, 1983.

H. Lynn Greer, Jr.

Grace Ann Greer

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6035 PAGE 283

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. Lynn Greer, Jr., and wife, Grace Ann Greer the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 7th day of April, 1983.

Mary Ann Kelley
Notary Public

My commission expires: 4/20/86

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 24,850.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF April 19 83

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM H. LYNN GREER, JR., AND WIFE

TO

H41181

IDENTIF. REFERENCE

APR 11 3 04 PM '83

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

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OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6035 PAGE 284

FOR

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

24650.00- CO
64.48 CO TX
.50 PRFEE
6.00 WDEED
CHECK 70.98-
9424A04/11/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 1 1 8 1

IDENTIF. REFERENCE

APR 11 3 04 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 941184