| Address New Owner as follows: | Send tax bills to: | Map-Parcel: |
|---|---|---|
| Mary Martha Greer<br>1221 Chickering Road<br>Nashville, Tennessee 37205 | Greer Investment Co.<br>214 25th Avenue N.<br>Nashville, Tennessee 37203 | 118-1-454 |

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. LYNN GREER, JR.**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARY MARTHA GREER,** hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Being Lot No. 29 on the Plan of Montrose Place, as of record in Book 57, page 93.
>
> Said Lot No. 29 fronts 50.9 feet on the northerly margin of Gilmore Avenue and extends back with the westerly margin of Ninth Avenue, South, 160 feet to an alley and shows 50.5 feet on said alley.
>
> Being the same property conveyed to H. Lynn Greer, Jr. by Warranty Deed from Douglas Lynn Wright and wife, Elizabeth Ann Wright, of record in Book 6291, page 971, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

**AND GRANTOR COVENANTS** with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for taxes for the year 1990 which have been prorated and assumed by Grantee, and a Deed of Trust dated September 14, 1984 of record in Book 6398, page 165, Register's Office for Davidson County, Tennessee, to which this conveyance is made subject.

**AND GRANTOR** further covenants and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**GRACE ANN GREER,** being the spouse of **H. LYNN GREER, JR.**, joins in this conveyance for the purpose of conveying and

quitclaiming any right, title and interest she may have in the property conveyed herein as a result of her marital status.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 27 day of July, 1990.

H. LYNN GREER, JR.

Grace Ann Greer
**GRACE ANN GREER**

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 **H. LYNN GREER, JR. and wife, GRACE ANN GREER**, the bargainors, 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, on this 27 day of July, 1990.

Dorothy J. Cole
NOTARY PUBLIC

My commission expires: 10-9-91

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

H. Lynn Greer
AFFIANT

Sworn to and subscribed before me this 27 day of July, 1990.

Dorothy J. Cole
NOTARY PUBLIC

My commission expires: 10-9-91

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

4518 IDENTIFICATION Jul 30 11 48 AM '90 FEE 211.60 03CHECK

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8162 PAGE 784

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 62000.00
CON TX 204.60
PRFEE 1.00
WDEED 6.00
TOTAL 211.60
CHECK 211.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/90 01 12:01 0001 4647

45181

IDENTIFICATION

JUL 30 11 59 AM '90

No. 341423