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Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Mary Martha Greer 1221 Chickering Road Nashville, Tennessee 37205	Greer Investment Co. 214 25th Avenue N. Nashville, Tennessee 37203	118-1-91

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, and for a further consideration, the Grantee has assumed and agrees to pay the unpaid principal balance of an indebtedness evidenced by a note in the original principal amount of $51,000.00, secured by a Deed of Trust of record in Book 6241, page 272, Register's Office for Davidson County, Tennessee, **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:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for said County.
>
> SAID Lot No. 106 fronts 69.9 feet on the southerly side of Kirkwood, formerly Augusta Avenue, and extends back 127.7 feet on the easterly line and 127.2 feet on the westerly line to an alley, measuring 69.9 feet thereon.
>
> Being the same property conveyed to H. Lynn Greer, Jr. by Warranty Deed from T. Patrick Davis, of record in Book 6241, page 269, 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 assumed by Grantee, and the Deed of Trust of record in Book 6241, page 272, 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 $58,000.00.

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

5184
JUL 30 12 08 PM '90
SHELBY COUNTY TENNESSEE
7730 0101 03CHECK 198.40

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 58000.00
CON TX 191.40
PRFEE 1.00
WDEED 6.00
TOTAL 198.40
CHECK 198.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7/30/90 01 12:02 0001 4650

45184

IDENTIFICATION

Jul 30 12 00 PM '90

No. 341426