PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (jcb) (Title No: 30640)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 98000.00

David Michael Greer
Affiant

Sworn and subscribed before me this 15th day of February, 1991.

Notary Public

My Comm. Expires: 9/26/92

**ADDRESS NEW OWNER:**
David Michael Greer
111 Keyway Drive
Nashville, TN 37205

**MORTGAGEE:**
Citizens and Southern
MortgageCorporation
P. O. Box 656
Tucker, Georgia 30085-0656

**MAP-PARCEL NUMBERS**
130-1-19/8DZ-75215

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeanne Claire Varin, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David Michael Greer and spouse, Elizabeth E. Greer and Robert Lewis Ellis and spouse, Caroline D. Ellis,** 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. 73 on the plan of West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for said County.

SAID Lot No. 73 fronts 143 feet on the southerly margin of Keyway Drive and extends back 162 feet on the easterly line and 153 feet on the westerly line to a dead line in the rear, measuring 118.8 feet thereon.

BEING the same property conveyed to Jeanne Claire Varin, unmarried, by deed from Richard Hamilton Philpot and wife, Malinda L. Philpot of record in Book 7200, page 305, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

93111 IDENTIF. REFERENCE FEB 15 2 44 PM '91 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TN.

7379 02/15 0101 03CHECK 330-40

**This is improved property, known as:** 111 Keyway Drive, 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 February, 1991.

Jeanne Claire Varin
**Jeanne Claire Varin**

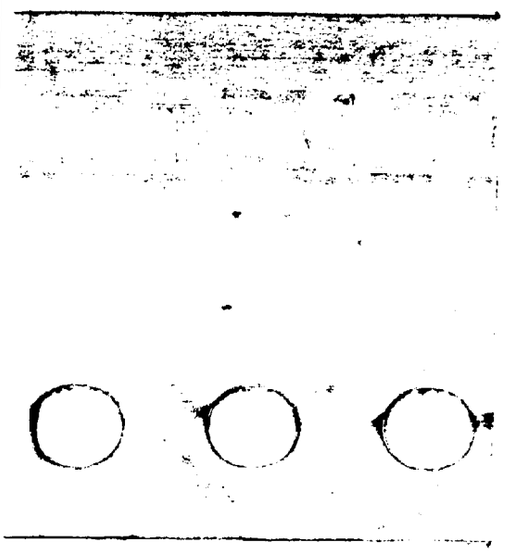
**State of Tennessee**
**County of Davidson**

On this 15th day of February, 1991, before me the undersigned authority, personally appeared Jeanne Claire Varin, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

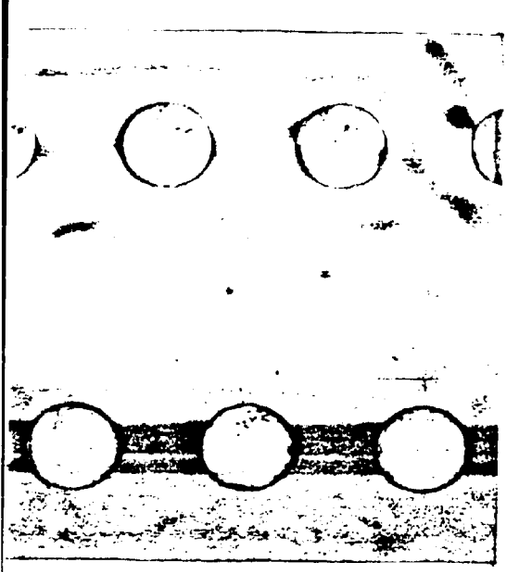
BOOK 8293 PAGE 960

| | | |
|---|---|---|
| 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 | 98000.00 |
| CON TX | 323.40 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 330.40 |
| CHECK | 330.40 |

RECEIPT IS NOT VALID UNTIL 02/15/91 IS PAID BY BANK 41 0001 7379



9331 I

IDENTIF. REFERENCE

FEB 15 2 44 PM '91

FELIX Z. WILSON II REG. OF DAVIDSON COUNTY TN.

No. 397674