PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
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Nashville, Tennessee 37215-0157
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W & I Ref: (sk) Title No: 40358
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Elizabeth B. Bunting<br>2605 Oakland Ave.<br>Nashville, TN 37212 | AmSouth Bank<br>P.O. Box 25314<br>Santa Ana, CA 92799-5314 |

**TAX MAP-PARCEL NUMBERS: 117-04-082**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 139,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emmett Greer and spouse, Geraldine Greer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth B. Bunting,** 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 the southerly 60 feet of Lot No. 200 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, of the Register's Office for said County.

SAID part of Lot No. 200 fronts 60 feet on the westerly side of Oakland Street, and runs back between parallel lines, 175 feet to an alley.

BEING the same property conveyed to Emmett Greer and wife, Annie D. Greer by deed from Elizabeth Peacher McClanahan of record in Book 4358, page 51, Register's Office for said County. The said Annie D. Greer has since died. By Quitclaim Deed of record in Book 8459, page 156, said Register's Office, a tenancy by the entirety was created in Emmett Greer and wife, Geraldine Greer.

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 1999, and subsequent years; All matters shown on the Plan, of record in Plat Book 421, Page 34, said Register's Office; Mortgage Loan Inspection by John Kohl & Co., P.C., dated October 7, 1998, which discloses that the asphalt and gravel drive encroaches onto the adjoining lot.

**This is improved property, known as:** 2605 Oakland Ave., Nashville, TN 37212

**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 10th day of November, 1998.

Emmett Greer
**Emmett Greer**

Geraldine Greer
**Geraldine Greer**

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

On this 10th day of November, 1998, before me the undersigned authority, personally appeared **Emmett Greer** and **Geraldine Greer**, 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.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139000.00

Elizabeth B. Bluntzer
Affiant

Sworn and subscribed before me on the 10th day of November, 1998.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

98 NOV 11 PM 1:31
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE
051385

5774 11/11 0101 03CHECK 525.30

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11200 PAGE 609

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 139000.00
CON TX 514.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 525.30
CHECK 525.30

11/11/98 01 13:31 0001 5774

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

05111385
IDENTIF. ↑ REFERENCE

98 NOV 11 PM 1:32

GILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1370886

VOID

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