WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David C. Merlin	First Republic Mortgage	11-150
(NAME)	(NAME)	
2968 Greer Road	3212 West End Avenue, Suite 500	10D 51826
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sharon D. Greene, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Merlin and wife, Tressa L. Merlin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in the 10th Civil District of Davidson County, Tennessee and being designated as Tract No. 1 on the Survey of the Alma Binkley Spivey Heirs Property dated July 16, 1987, by William A. Cummings, Tennessee Registered Land Surveyor No. 1314.

BEGINNING at an iron pin in the easterly right-of-way of Greer Road, 25 feet from the centerline, said iron pin being located northerly from an iron pipe marking the Northwest corner of the property owned by W. G. Greer and wife, Lela M. Greer of record in Deed Book 6616, Page 479, in the Register's Office of Davidson County, Tennessee North 17 deg. 57 min. 40 sec. West 122.96 feet, said iron pipe being located southerly approximately 0.8 mile from the intersection of Greer Road with Dividing Ridge Road thence leaving said point of beginning with said right-of-way of Greer Road North 19 deg. 37 min. 00 sec. West 77.47 feet to the beginning of a curve in said right-of-way concave to the West having a radius of 547.783 feet; thence with said curve an arc distance of 45.325 feet through a central angle of 04 deg. 44 min. and 27 sec. to an iron pin; thence severing the property of Alma Binkley Spivey Heirs of record in Book 1113, Page 174, said Register's Office as follows: North 61 deg. 05 min. 00 sec. East 583.43 feet to an iron pin; North 12 deg. 38 min. 40 sec. East 77.58 feet to an iron pin; North 01 deg. 00 min. 00 sec. East 147.29 feet to an iron pin; South 89 deg. 00 min. 00 sec. East 438.18 feet to an iron pin; South 01 deg. 00 min. 00 sec. West 152.70 feet to an iron pin; South 58 deg. 12 min. 00 sec. West 510.07 feet to an iron pin; South 68 deg. 40 min. 40 sec. West 525.16 feet to the beginning, containing 5.00 acres.

Being the same property conveyed to Gregory C. Greene and wife, Sharon D. Greene by deed from Roger D. Wood, Trustee of record in Book 7479, page 16,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2968 Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of December 19 98

Sharon D. Greene
Sharon D. Greene

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 Sharon D. Greene, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of December, 19 98.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office, Davidson County, Tennessee. The said Gregory C. Greene is now deceased leaving Sharon D. Greene as the surviving tenant by the entirety.

Subject to restrictions of record in Book 7479, page 16 said Register's Office.

Subject to any and all existing easements of record.

The legal description contained herein is the same as in the previous deed of record.

05319975
IDENTIF. & REFERENCE
99 JAN -4 AM 9:37
REGISTER
DAVIDSON COUNTY, TN.
01/04 0101 03CHECK 644.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11278 PAGE 840

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
170000-00
CON TX 629.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 644.00
CHECK 644.00

01/04/99 01 09:35 0001 7706

053 | 31975
IDENTIF. ↑ REFERENCE

99 JAN -4 AM 9:37

H.L. REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407105