Box 2

Davidson County DEEDWARR
Recvd: 05/09/01 11:01 2pgs
Fees:11.00 Taxes:336.70

20010509-0048110

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Robert Ray Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April , 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jacque L. Greer
Notary Public

MY COMMISSION EXPIRES: 3/29/03
(AFFIX SEAL)

My Commission Expires March 29, 2003

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Ray Greer (NAME)	First Federal Savings Bank (NAME)	MAP 6
2384 Baker Road (ADDRESS)	611 East College Street (ADDRESS)	PARCEL 23.01
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dickson, TN 37055 (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, Ralph Floyd and Madean Burnette, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Ray Greer and wife, Stephanie Jo Greer

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:

A tract of land situated about 5-1/2 miles north of Goodlettsville, Tennessee, in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at the southwest corner on a stake the old corner of the Myers tract; thence N. 71-3/4 deg. E. with a line fence, passing a walnut tree just west of road at 372 feet and 447 feet in all to a stake in the old road bed of the old L & N RR; thence, N. 29 deg. W with RR bed 148 feet to a stake; thence S. 69 deg. W with Myers 186 feet to an iron stake near a gate; thence S. 88 deg. W with Myers 257 feet to a stake where the old line fence corners; thence S. 18 deg. E with old line fence 199 feet to the beginning, containing 1.6 acres.

Being the same property conveyed to Ralph Floyd, single by deed from Madean W. Burnette, a widow of record in Book 6511, Page 961, said Register's Office. The said Ralph Floyd, an unmarried man, quitclaims a one-half (1/2) undivided interest to Madean W. Burnette, a widow, for the purpose of creating a joint tenancy with right of survivorship by Quitclaim Deed of record in Book 7012, Page 921, said Register's Office, and making a re-conveyance to Madean W. Burnette and Ralph Floyd, as tenants in common with full rights of survivorship, by Quitclaim Deed of record in Instrument #200008160081082, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 2384 Baker 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 our hand s this 30th day of April , 2001

Ralph Floyd
Ralph Floyd

Madean Burnette
Madean Burnette

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 Ralph Floyd and Madean Burnette, both unmarried

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 30th day of April 2001.

Commission expires 3/29/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Ralph Floyd and Madean Burnette

TO

Robert Ray Greer and wife,
Stephanie Jo Greer

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027