Davidson County DEEDWARR
Recvd: 04/22/02 12:43 1pgs
Fees:13.00 Taxes:817.70

20020422-0049424

WARRANTY DEED

HO2087

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Loryn C. Nembirkow
Affiant

Subscribed and sworn to before me, this 1st DAY OF April 2002.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/15/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Glass and Loryn C. Nembirkow both unmarried	First Tennessee Bank, N.A.	104-15-74
(NAME) 2504 Sunset Place	(NAME) 608 Nashville Pike	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES E. GREER, JR. AND KRISTIN M. GREER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN GLASS AND LORYN C. NEMBIRKOW BOTH UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being the east half of Lot No. 30 on the Map of Sunset Park as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said Part of said Lot No. 30 fronts 50.0 feet on the northerly side of Sunset Place and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Charles E. Greer, Jr. and Kristin M. Greer by Deed from Mark Deutschmann filed for record in Book 11258, page 530, said Register's Office.

This is improved (X) property, known as 2504 Sunset Place, Nashville, Tennessee 37212
unimproved ( ) (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/our hand(s) this 1st day of April, 2002.

Charles E. Greer, Jr.

Kristin M. Greer

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Greer, Jr. and Kristin M. Greer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 1st day of April, 2002.

Melissa D. Rogers
Notary Public

My Commission Expires: 3/15/05