22-1-597

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $103,000.00. Affiant Subscribed and sworn to before me, this 31st day of JULY, 2002. Notary Public My Commission Expires: 11-20-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

First Title & Escrow Co., Inc.
FTEC File No. 19264
Return to:
LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Donna Allen 1611 Long Avenue Nashville, TN 37206	New Owner	MAP 94-1 PAR 427 FB 23W 02130

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GERALD C. GREER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DONNA ALLEN, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1611 Long Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of JULY, 2002.

Gerald C. Greer
GERALD C. GREER

Davidson County DEEDWARR
Recvd: 08/02/02 15:12 2pgs
Fees:13.00 Taxes:381.10
20020802-0093028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GERALD C. GREER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/29/03 Notary Public

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Edgefield Land Co.'s First Subdivision, as of record in Plat Book 57, page 130, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gerald C. Greer, unmarried by deed from Mrs. Deborah Martin and husband, Tracy Martin of record in Book 8906, page 707, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 130, said Register's Office.