Davidson County DEEDWARR
Recvd: 12/17/02 11:26 3pgs
Fees:18.00 Taxes:168.83
20021217-0155274

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Debra Lynn Ryan 2974 Greer Road Goodlettsville, TN 37072	Same as New Owner	Map 11 P/O Parcel 30

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LELA M. GREER, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DEBRA LYNN RYAN, an unmarried woman, hereinafter referred to as the "GRANTEE", her heirs or assigns, subject to a LIFE ESTATE reserved for JERRY L. RYAN and GLADYS V. RYAN, or the survivor of them, as hereinbelow set forth, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described as Tract No. 6 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin in the easterly margin of Greer Road, said point being the northwest corner of the property conveyed to Robert L. Hullett, et ux, of record in Deed Book 9800, page 57, Register's Office for Davidson County, Tennessee (Map 11, Parcel 118 TAODCT); thence with said margin of said road on a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4 deg. 41' 25", a chord of 291.75 feet, and a chord bearing of North 13 deg. 15' 07" East 180.00 feet to an iron pin, a corner to Tract 5 of this survey; thence with the line of Tract 5, South 82 deg. 22' 03" East 1,301.38 feet to an iron pin; thence South 06 deg. 25' 03" West 179.41 feet to an iron pin; thence North 82 deg. 22' 03" West 1,320.00 feet to the point of beginning, and containing 5.40 acres, more or less.

BEING the same property conveyed to W.G. Greer and wife, Lela M. Greer, by deed of record in Book 5007, page 857, Register's Office for Davidson County, Tennessee. The said W.G. Greer died on March 29, 1991, at which time ownership and title was vested in the surviving spouse, Lela M. Greer, in fee simple.

The foregoing description was prepared from a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

The said property is unimproved property located on Greer Road, Goodlettsville, TN 37072.

By her signature hereto, the GRANTEE, DEBRA LYNN RYAN, reserves for her parents, JERRY L. RYAN and GLADYS V. RYAN, or the survivor of them, a LIFE ESTATE in and to the said real property.

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, her heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. **Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, and will be paid, in full, by the Escrow Closing Attorney at closing.**

2. **Subject to any and all matters as they may appear on the unrecorded survey dated September 24, 2002 by Tommy E. Walker, Registered Land Surveyor, License No. 1465.**

And, the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

DONALD F. PONS executes this Warranty Deed as Attorney-in-Fact for LELA M. GREER, under a Power of Attorney being recorded in Instrument No. 20021206-0150426 **, Register's Office for Davidson County, Tennessee.**

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Lela M Greer
By Donald F Pons Atty in Fact
LELA M. GREER
By: Donald F. Pons, Attorney-in-fact

"GRANTEE"

Debra Lynn Ryan
DEBRA LYNN RYAN, an unmarried woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 9th day of December, 2002, before me, personally appeared DONALD L. PONS, to me known to be the person who executed the foregoing instrument on behalf of LELA M. GREER, and acknowledged that he executed the same as the free act and deed of the said LELA M. GREER.

WITNESS my hand and official seal this the 9th day of December, 2002.

Laura C. Frey
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2006

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA LYNN RYAN, an unmarried woman, 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 this the 9th day of December, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $45,630.00.

Affiant

Sworn to and subscribed before me, this the 9th day of December, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005