WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/03 09:34 3pgs
Fees:18.00 Taxes:301.55

20030314-0034231

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 81,500.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500

SUI
DA

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March 2003.

MY (

Deputy Register

THIS INSTRUMENT WAS PREPARED BY

Louis E. Mullen, 104 Hankins Drive, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor L. Greer Kathy S. Greer	Taylor L. Greer Kathy S. Greer	61-11-25
(NAME)	(NAME)	
1119 Riverwood Drive	1119 Riverwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, Louis E. Mullen, Naomi S. Mullen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Taylor L. Greer, Kathy S. 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:

This is the western 20 feet of Lot No. 112 and the eastern 40 feet of Lot No. 113 on the map of Eastdale Place, as of record in Book 547, pages 29 and 30 at the Register's Office in Davidson County, Tennessee.

These parts of these two lots front 60 feet on the northern side of Riverwood Drive and run back between parallel lines 200 feet to a dead line.

This is the same property which was conveyed to Louis E. Mullen and wife, Naomi S. Mullen by deed which was recorded in Instrument of Record 20030227002616S at the Register's Office for Davidson County, Tennessee.

This conveyence is subject to all restrictive covenants, easements, and set back lines that are applicable to the above described property, and of record and to all zoning and subdivision restrictions of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as

1119 Riverwood Drive, Nashville, Tennessee 37216.
(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 14th day of March, 2003.

Louis E. Mullen

Naomi S. Mullen

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis E. Mullen, Naomi S. Mullen 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 Smyrna Tennessee this 14th day of March, 2003.

Commission expires: 8/20/06

Notary Public

CHR'S NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

RETURN TO:

NOTE

Louis E. Mullen

For value received, I promise to pay to the order of Naomi S. (Mullen) (Holder) the principal sum of Eighty one Thousand Five Hundred ($81,500). The terms are as follows:

The sum of See Below ($_____) shall be due and payable on _____ and a like amount each month with the final payment being due and payable on or before _____. No interest shall be due as long as the entire principal sum is paid by the due date of _____. In the event the entire indebtedness in not paid on that date, interest shall begin to accrue on the unpaid principal balance at that time at the rate of _____ (____) percent per annum and shall continue to accrue until the remaining balance is paid.

Taylor L. Greer

Kathy S. Greer

The first payment will be $510.00 due and payable on April 14, 2003 and a like amount on the 14th day of each month during 2003. In 2004 the payment will be 520.00 each month; in 2005, $530.00 each month, etc. Thus the amount of the monthly payment will increase $10 each year. These payments will continue until the principal of this note is paid.

The interest rate on this note will be seven and one-half(7.5%) percent per annum.

The installments of both principal and interest due on this note is payable at par in lawful money of the United States of America, at the place indicated above, or as designated by the Holder.

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a "prepayment." When I make a prepayment, I will tell the Note Holder in writing that I am doing so.

Demand, notice and protest are expressly waived and if not paid in full at the time and in the manner above specified, then all principal and accrued interest shall at the option of the legal Holder hereof, become at once due and payable without notice and, in the event of such default, I will pay expenses and costs, including reasonable attorney's fees, incident to collection, upon demand.

Taylor L. Greer

Kathy S. Greer