Davidson County DEEDWARR
Recvd: 08/28/03 10:51 2pgs
Fees:13.00 Taxes:913.90
20030828-0125072

FILE BOX 45

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref:(GJ) Title No: 44978
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret Greer 5717 Traceside Drive Nashville, Tennessee 37221	Citizens Bank 130 South Broad Street New Tazewell, TN 37825

TAX MAP-PARCEL NUMBERS: 155-16-A-275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$247,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia Irene Miller**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Greer** a/k/a Margie Greer hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being Lot No. 225 on the Plan of Traceside, Section 10, Revision One of record in Book 9700, page 827, Register's Office for Davidson County, Tennessee to which plan reference Is hereby made for a more complete description thereof.

Being the same property conveyed to F. Lee Marston, III and wife, Julia M. Marston by deed from Centex Homes, a Nevada General Partnership of record in Document No. 200008290085419 said Register's Office. The said F. Lee Marston, III and Julia M. Marston, have since divorced. By Quitclaim Deed of record in Instrument No. 200106150063298 Register's Office for Davidson County, Tennessee, F. Lee Marston, III conveyed his interest in subject property to Julia Irene Marston.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 827, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9236, page 504, Book 9435, page 493, Book 9668, page 899 and Book 9677, page 675, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5717 Traceside Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of August, 2003.

Julia Irene Miller

Julia Irene Miller

State of TENNESSEE

County of DAVIDSON

On this 26th day of August, 2003 , before me the undersigned authority, personally appeared Julia Irene Miller , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $247,000.00

Affiant

Sworn and subscribed before me this the 26th day of August, 2003

My Commission Expires: 3/31/07 Notary Public

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.