Davidson County DEEDWARR
Recvd: 10/08/03 08:19 2pgs
Fees:13.00 Taxes:740.00

20031008-0148904

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson[illegible], TN 37075
File No. 0308-61060

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00.

W. Joan Greene
Affiant

Subscribed and sworn to before me, this 1st day of October, 2003.

Notary Public
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
W. Joan Greene 1608 16th Avenue South Nashville, TN 37212	AmSouth Bank RCN-6, 2050 Parkway Office Circle Birmingham, AL 35244	104-8-350

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Virginia Wiser and husband, Gerald E. Wiser, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to W. Joan Greene, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the ~~northerly~~ Southerly 45 feet of the northerly 280 feet of the westerly one-half of Lot No. 53 on the Plan of O. B. Hayes Large Lots, of record in Plat Book 21, Page 87, said Register's Office. Said part of Lot No. 53 fronts 45 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 150 feet more or less, to an alley.

Being the same property conveyed to Mary Virginia Wiser and husband, Gerald E. Wiser by deed from Christine O. ~~Park~~ Pack dated 10/21/98 and recorded 10/29/98 of record in Book 11175, Page 963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1608 16th Avenue South, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of October, 2003.

Mary Virginia Wiser
Mary Virginia Wiser

Gerald E. Wiser
Gerald E. Wiser

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Virginia Wiser and Gerald E. Wiser, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, TN, this 1st day of October, 2003.

Notary Public

My Commission expires 05/28/06

