Davidson County DEEDWARR
Recvd: 03/24/04 14:25 2pgs
Fees:13.00 Taxes:314.50

20040324-0033470

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny [illegible] Parkway, Suite 140
Hender[illegible]
File No[illegible]

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 $ 85,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2004

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Sanford Greer, Jr. 230 Aurora Madison, TN 37115	Chase Manhattan Mortgage 5409 Maryland Way, Suite 202 Brentwood, TN 37027	034-13-0 208.00

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, Mildred M. Orr, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sanford Greer, Jr. and wife, Teresa L. Greer, 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 Lot No. 2 on the plan of Edgemeade Farm, being a resubdivision of Lots 29, 30, 31 and an unnumbered lot of Edgemeade Farm of record in Book 547, Pages 89 and 90, and as shown in Plat Book 3600, Page 69, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mildred M. Orr by deed from Ricky L. Hite, et ux, Dorothy F. Peach Hite, dated 8/12/96, recorded 8/14/96, in Book 10155, Page 985, 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 230 Aurora, Madison, TN 37115

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 22nd day of March, 2004.

Mildred M. Orr

Mildred M. Orr

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mildred M. Orr and , with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 22nd day of March, 2004.

Notary Public

My Commission expires
5/28/2006

