Davidson County DEEDWARR
Recvd: 03/31/04 08:49 2pgs
Fees:13.00 Taxes:431.05
20040331-0035858

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TN 37027

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$116,500.00** the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronald D Greer

Affiant

Subscribed and sworn to before me this the 25th day of MARCH, 2004.

NOTARY PUBLIC

Commission Expiration:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNERS:
HAO V. TRINH	HAO V. TRINH	310 KERN DRIVE NASHVILLE, TN 37211
	310 KERN DRIVE NASHVILLE, TN 37211	PROPERTY ADDRESS: 310 KERN DRIVE NASHVILLE, TN 37211

MAP PARCEL NUMBER
147-3-23

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **RONALD D. GREER AND WIFE, JANICE E. GREER**, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey **unto HAO V. TRINH, A WIDOWER,** ("Grantee") the following described real estate located in **DAVIDSON County, Tennessee**, more particularly described as follows:

BEING LOT NO. 26 ON THE PLAN OF SECTION II, HERBERT HEIGHTS, OF RECORD IN BOOK 3500, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 26 FRONTS 70 FEET ON THE NORTH SIDE OF KERN DRIVE AND EXTENDS BACK 168.11 FEET ON THE WEST LINE AND 159.85 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 72.24 FEET.

THIS BEING THE SAME PROPERTY CONVEYED TO RONALD DEAN GREER AND WIFE, MARY K. GREER BY DEED DATED MARCH 22, 1978 FROM JERRY D. BROOKS AND WIFE, LINDA L BROOKS AND RECORDED IN BOOK 5265, PAGE 670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO AND NOW VESTED IN RONALD DEAN GREER BY QUITCLAIM DEED OF MARY K. GREER DATED OCTOBER 25, 1985 AND RECORDED IN BOOK 6693, PAGE 798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JANICE E. GREER, WIFE OF RONALD D. GREER, JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL RIGHTS, ESPECIALLY MARITAL RIGHTS, WHICH SHE MAY HAVE IN SAID PROPERTY BY VIRTUE OF MARRIAGE.

This property is known as 310 KERN DRIVE, NASHVILLE, TN 37211

This property is subject to all encumbrances, easements, restrictive covenants, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 25th **day of MARCH, 2004.**

RONALD D. GREER (GRANTOR)

JANICE E. GREER (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD D. GREER, AND WIFE, JANICE E. GREER,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25TH **day of MARCH, 2004.**

Notary Public

My Commission Expires: 2/27/05

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

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