Davidson County DEEDWARR
Recvd: 04/08/04 15:41 2pgs
Fees:13.00 Taxes:625.30

20040408-0040459

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

James Craig Fesmire	New Owner	Map 103-3
4909 Nebraska Avenue		Parcel 256
Nashville, TN 37209		26b 11874

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **H. Lynn Greer III and wife, Vida Greer** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **James Craig Fesmire, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 15 feet of Lot No. 4 and the easterly 10 feet of Lot No. 6, of Block 21 on the Plan of an unrecorded portion of Sylvan Park, and being more particularly described as follows:

Said Lot No. 5 and parts of Lots Nos. 4 and 6 adjoin and front together 75 feet on the southerly margin of Nebraska Avenue, formerly 8th Avenue, and extend back between parallel lines, 160 feet to an alley.

Being the same property to H. Lynn Greer III, unmarried, by deed of record in Book 10612, page 516, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is improved property commonly known as 4909 Nebraska Avenue, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $169,000.00.

Affiant

Subscribed and sworn to before me this 7th day of April, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this _____ day of April, 2004.

H. Lynn Greer III

Vida Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared H. Lynn Greer III and wife, Vida Greer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: _____

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005