This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-547000**

Davidson County DEEDWARR
Recvd: 08/03/04 09:48 3pgs
Fees:18.00 Taxes:1017.50

20040803-0092585

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourteenth day of July, 2004**, by and between **Paula Claytore**, parties of the first part, and **Lani L. Greer**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN THE FIFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NUMBER 16 ON THE SURVEY OF THE JAMES WILLIAM AND MARTHA WISENER FARM DESCRIBED ACCORDING TO A SURVEY BY BARRY GREER AND ASSOCIATES, DATED APRIL 8, 1979, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF OLD FRANKLIN ROAD, SAID POINT BEING 760.1 FEET IN A WESTERLY DIRECTION ALONG THE NORTH MARGIN OF OLD FRANKLIN ROAD FROM THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CLAUDE G. WAYMAN AND WIFE, BY DEED OF RECORD IN BOOK 3183, PAGE 209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WEST LINE OF TRACT NUMBER 17 NORTH 8 DEGREES 5 MINUTES EAST 836.62 FEET TO A POINT IN THE SOUTH MARGIN OF CANE RIDGE ROAD, SAID POINT BEING THE NORTHWEST CORNER OF TRACT NUMBER 17; THENCE WITH SAID SOUTH MARGIN OF CANE RIDGE ROAD NORTH 62 DEGREES 35 MINUTES WEST 26.0 FEET TO A POINT; THENCE CONTINUING WITH SAID SOUTH MARGIN OF CANE RIDGE ROAD AND WITH A CURVE HAVING A RADIUS OF 2855.55 FEET IN A NORTHWESTERLY DIRECTION 402.86 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF TRACT NUMBER 14; THENCE WITH A SEGMENT OF THE EAST LINE OF TRACT NUMBER 14 SOUTH 8 DEGREES 05 MINUTES WEST 320.0 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF TRACT NUMBER 15; THENCE WITH THE NORTH LINE OF TRACT NUMBER 15 SOUTH 81 DEGREES 55 MINUTES EAST 210.0 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF TRACT NUMBER 15; THENCE WITH THE EAST LINE OF TRACT NUMBER 15 SOUTH 8 DEGREES 05 MINUTES WEST 698.49 FEET TO A POINT IN THE NORTH MARGIN OF OLD FRANKLIN ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT NUMBER 15; THENCE WITH SAID NORTH MARGIN OF OLD FRANKLIN ROAD AND WITH A CURVE HAVING A RADIUS OF 930.00 FEET IN AN EASTERLY DIRECTION 184.9 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to June S. Marshall by W.H. Wisener and wife, Peggy P. Wisener in Book 5830, Page 380, said Register's Office. June S. Marshall having since died and the property vesting in Paula Claytore as sole heir at law pursuant to Order Approving Contract For Sale of Real Estate and Sale of Real Estate being recorded simultaneously herewith.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
(1)Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **174-00-0 019.00**

X Improved OR
Unimproved property located at: **5521 Cane Ridge Road, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paula Claytore

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paula Claytore** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Fourteenth day of July, 2004.**

Sharon L. Riney

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **Lani L. Greer**

and Address: **5521 Cane Ridge Road**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)

~~**Commerce Mortgage Group**~~
5521 Cane Ridge Road
Antioch, TN 37013

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$275,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda R Lehman

Affiant

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this **Fourteenth day of July, 2004.**

Catherine C Birmingham

Notary Public

My Commission Expires: ~~My Commission Expires~~ **JULY 30, 2005**