Return To:
American Title Company, Inc
925 Industrial Drive
Old Hickory, TN 37138
File No: 04-2327

Davidson County DEEDWARR
Recvd: 10/26/04 10:21 2pgs
Fees:13.00 Taxes:480.63
20041026-0128489

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 8th day of October, 2004.

Notary Public
My commission expires: MAY 30, 2007

08-0409-90375

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Maxey Ryan 4902 Inglewood Court Nashville TN 37216	Maxey Ryan 1401 Forrest Ave Nashville, TN 37206	061-04-0-014.00

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, Robert Alan Greer, unmarried and Betty J. Greer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maxey Ryan, ~~hereinafter~~ married 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. 77 on the Plan of Inglewood Heights Subdivision as of record in Book 1424, page 85, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 77 fronts 60 feet on the easterly margin of Inglewood Court, and extends back between parallel lines 168.3 feet to a line in the rear which measures 60 feet thereon.

Being the same property conveyed to Robert Alan Greer and wife, Betty J. Greer by deed from the heirs at law of Violet J. Burge, being Larry Johnson Burge, Barry Johnson Burge and Lynn Haskins Burge, Jr. dated November 6, 1987, of record in Book 7399, page 605, Register's Office for Davidson County, Tennessee. The said Robert Alan Greer and Betty J. Greer having since divorced.

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 4902 Inglewood Court, Nashville, TN 37216

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 8th day of October, 2004.

Robert Alan Greer

Betty J. Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Alan Greer and Betty J. Greer, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 8th day of October, 2004.

Janelle J. McGuire

State of Tennessee at Large

My Commission expires 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN