THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Same as new owner

MAP PARCEL NUMBERS:75-7-283

Davidson County DEEDWARR
Recvd: 11/11/04 11:22 2pgs
Fees:13.00 Taxes:259.00

20041111-0135806

Recording Return To:
Baldwin Title Services, LLC
One Lakeview Plaza
51 Century Blvd., Suite 505
Nashville, Tennessee 37214

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th** day of **October, 2004**, by and between **Sandy S. Stovall-Greer and Charles Greer, wife and husband**, party of the first part, and **Esther Martin and Janice Kroutter, both unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$70,000.00** 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 has 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 Hermitage County of Davidson, State of Tennessee:

Being Lot No. 7A of the Zone Lot Division of Lots 1,2,3,4,6,7,8,10,11,12,13,14,16,17,18,20 and 21. Rachel's Square, Section 1, of record in Plat Book 6250, page 539, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandy Stovall, unmarried by Warranty Deed from Steven E. Hunter and wife, Tracey L. Hunter, dated June 6, 1995, filed for record on June 12, 1995, in Book 9697, page 954, Register's Office for Davidson County, Tennessee.

Improved property is known as: 209 Rachels Court, Hermitage, TN 37076

Sandy Stovall having since married is now known as Sandy Stovall-Greer.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record, Restrictive Convenants of record in Book 6250, page 538, Book 6519, page 572, Book 6619, page 777, Book 645,page 135 and book 8030 and page 757, easements, right of ways, Charter of record in Book 6444, page 413 and amended in Book 6683, page 576, by laws, Master Deed of record in Book 6371, page 307 and Book 6424, page 529, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend 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 said party of the first part the day and year first above written.

Sandy S. Stovall-Greer

Sandy S. Stovall-Greer

Charles E Greer

Charles Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sandy S. Stovall-Greer and Charles Greer, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **29TH** day of **October, 2004**.

My commission expires 9/30/06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires SEPT. 30, 2006

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, **$70,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of October, 2004.

PROPERTY ADDRESS:
209 Rachels Court
Hermitage, TN 37076

New Owner Name and Address:
Esther Martin and Janice Krouttter
209 Rachels Court
Hermitage, TN 37076

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires SEPT. 30, 2006