Davidson County DEEDWARR
Recvd: 12/15/04 15:42 2pgs
Fees:13.00 Taxes:259.00
20041215-0149424

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
D. Leniger, Trustee
561 Michele Drive Trust
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 162-11-0
PARCEL 027.00
05DU-77312

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kim Tyrone Greer and Patricia Denise Greer, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto D. Leniger, Trustee, the 561 MICHELE DRIVE TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 65, on the Plan of Section 4, Whittemore Valley, of record in Plat Book 6250, Page 873, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kim Tyrone Greer and wife, Patricia Denise Greer, by deed from Robert F. Hughes and wife, Mary L.Hughes of record in Book 8139, Page 740, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. This conveyance subject to mortgage payable to U. S. BANK of record in Book 7036, Page 855; and as modified in INST: 20030317-0034809, said Register's Office. Taxes for 2004 assumed by Grantee.

This is improved property known as 561 Michele Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. Leniger, Trustee, the 561 MICHELE DRIVE TRUST, its successors and assigns, forever; and we, Kim Tyrone Greer and Patricia Denise Greer, married do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of December, 2004.

Kim Tyrone Greer

Patricia Denise Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kim Tyrone Greer and Patricia Denise Greer, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of December, 2004.

NOTARY PUBLIC

CARRIE DAWN MENCHACA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES: November 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.

CHIF MGR -
AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 5-29-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.