Davidson County DEEDWARR
Recvd: 04/12/05 08:42 3 pgs
Fees:18.00 Taxes:314.50

20050412-0040083

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **315 DEADERICK STREET, SUITE 1100** **P. O. BOX 198888** **NASHVILLE, TENNESSEE 37219-8888** **(615) 244-4994**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $85,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2005. Notary Public My Commission Expires: 5/31/2007

GEORGE V. CRAWFORD III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Jeremy D. Greer 2326 Tally Green Court Nashville, TN 37214	Send Tax Bills To: New Owner	Map-Parcel Number: 73-15-17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET A. MAYNARD, THERESA M. JOHNSON AND BOYD W. MAYNARD, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEREMY D. GREER, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6-A, Zone Lot Division of Lots 2, 3, 6 & 7 Tally Green, of record in Book 6250, page 73, as amended in Book 6250, page 954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Margaret A. Maynard, a 99.5% interest; and Theresa M. Johnson and Boyd W. Maynard, Jr., with rights of survivorship as between them, a 0.5% interest by deed from Margaret A. Maynard, of record as Instrument No. 20030121-0008456, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of the Grantors named herein.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4564, page 711 and in Book 6369, page 575, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to and from controlled access highway.

4. All matters as shown on the Plan of record in Book 6250, page 73, as amended in Book 6250, page 954, Register's Office for Davidson County, Tennessee.

This is improved property known as 2326 Tally Green Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 8th day of April, 2005.

Margaret A Maynard
MARGARET A. MAYNARD

By: Theresa M Johnson
THERESA M. JOHNSON, ATTORNEY IN FACT

Theresa M. Johnson
THERESA M. JOHNSON

Boyd W. Maynard Jr.
BOYD W. MAYNARD, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THERESA M. JOHNSON AND BOYD W. MAYNARD, JR.**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2005.

Notary Public

GEORGE V. CRAWFORD III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THERESA M. JOHNSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Margaret A. Maynard**, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of April, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Power of Attorney for Margaret A. Maynard is of record as Instrument No. 20030121-0008455, Register's Office for Davidson County, Tennessee.