PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/19/05 15:24 3 pgs
Fees:18.00 Taxes:493.95
20050719-0083985

# WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of July, 2005, by and between DONALD W. SUMNER, UNMARRIED, hereinafter called Grantor, and STEVEN J. GREER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DONALD W. SUMNER, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto STEVEN J. GREER, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1045 WEST GREENWOOD AVENUE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Donald W. Sumner By Attorney in Fact
DONALD W. SUMNER
Signature of Seller

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, WAYNE GARRISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of DONALD W. SUMNER as his Attorney in Fact as the free act and deed of the within named DONALD W. SUMNER, by Power of attorney of record in RODCT.

Witness my hand and official seal at Madison, Tennessee the 15th day of July, 2005.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

**STEVEN J. GREER**
**1045 WEST GREENWOOD AVENUE**
**NASHVILLE, TENNESSEE 37206**

#20050719-0083984

Property Address:

**1045 WEST GREENWOOD AVENUE**
**NASHVILLE, TENNESSEE 37206**

Person Responsible for Taxes:

**COUNTRYWIDE HOME LOANS, INC.**
**2021 N. GALLATIN ROAD, SUITE #280**
**MADISON, TENNESSEE 37115**

**Map & Parcel #: MAP 83-1, PARCEL 35**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$133500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15 day of **July, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

05-7646

# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Wal-Mart Neighborhood Market, which plan is of record in Instrument Number 20041129-0141459, Register's Office for said County, which reference is hereby made to said plat for a more complete and accurate legal description of said lot.

Being a part of the same property conveyed to Donald W. Sumner, unmarried, by Warranty Deed from Sharon Denise Harper and Karen Rene Harper, both unmarried, of record in Book 9871, page 370, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 83-1, PARCEL 35).

2. All matters as set forth on the Final Plat of Wal-Mart Neighborhood Market of record in Instrument Number 20041213-0147671, said Register's Office.

3. Temporary Construction Easement to Wal-Mart Real Estate Business Trust, of record in Instrument Number 20041213-0147671, Register's Office for DAVIDSON County, Tennessee.