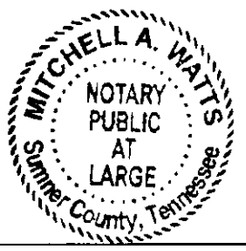
Davidson County DEEDWARR
Recvd: 07/21/05 11:43 2 pgs
Fees:13.00 Taxes:259.00
20050721-0084890



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Gann Building Group, Inc.	Gann Building Group, Inc.	083-13-0
1910 Boscobel Street	1910 Boscobel Street	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37206	PARCEL 206.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Thousand Dollars and Zero Cents ($70,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kenneth R. Greer, married, and I, Stanley H. Morris, Jr. , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gann Building Group, Inc., a Tennessee corporation, 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. 191 on the Plan of East Edgefield Addition as of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth R. Greer and Stanley H. Morris, Jr. by deed dated February 12, 1992, from L.C. Morris and wife, Jane W. Morris, of record in Book 8578, page 297, Register's Office for Davidson County, Tennessee.

KAREN H. GREER, spouse of Kenneth R. Greer, and DIANE D. MORRIS, spouse of Stanley H. Morris, Jr., join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1213 Shelby Avenue, Nashville, Tennessee 37206

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, its successors and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 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 20th day of July, 2005.

Kenneth R. Greer

Karen H. Greer

By: _____
Kenneth R. Greer, Attorney in Fact

Stanley H. Morris, Jr.

By: _____
Kenneth R. Greer, Attorney in Fact

Diane D. Morris

By: _____
Kenneth R. Greer, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Kenneth R. Greer, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2005.

Mitchell A. Watts Notary Public

My Commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Kenneth R. Greer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stanley H. Morris, Jr., Karen H. Greer and Diane D. Morris, and acknowledged that he executed the same as the free act and deed of the said Stanley H. Morris, Jr., Karen H. Greer and Diane D. Morris.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2005.

Mitchell A. Watts Notary Public

My Commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee