Davidson County DEEDWARR
Recvd: 08/15/05 15:08 2 pgs
Fees:13.00 Taxes:414.40

20050815-0096430

WARRANTY DEED

P-05-254

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Lauren Gretton
Affiant

Subscribed and sworn to before me this 21st DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/6/06 (AFFIX SEAL)

J. ANDREW WILL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Paul Cunningham	Stewart Paul Cunningham (NAME)	
254 Collier Ave.	254 Collier Ave. (ADDRESS)	119-10-216
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GLENN RONALD GREER, DEVISEE, UNDER THE WILLS OF AUBREY OLIVER GREER, DATED FEBRUARY, 19, 1974, AND DOROTHY SCEALES GREER, DATED FEBRUARY 19, 1974., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEWART PAUL CUNNINGHAM, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the west 100 feet of the east 105 feet of the south 125 feet of Lot No. 9 of Block "F" on the Plan of Woodbine Courts, Part Two, not of record, described as follows:

Beginning in the north margin of collier Avenue, 5 feet west of the common corner of Lots No. 9 and 10; thence North parallel to the dividing line between said lots, 125 feet; thence west 100 feet to a point; thence South 125 feet to the north margin of Collier Avenue; thence East with said Avenue, 100 feet to the beginning.

Being the said property conveyed to Glen Greer, devisee, under the wills of Aubrey Oliver Greer, dated February 19, 1974, and Dorothy Sceales Greer, dated February 19, 1974, by Deed from J. B. Batts and wife, Mattie P. Batts, dated October 19, 1962, of record in Book 3458, page 613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 254 Collier Ave., Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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/our hand(s) this 21st day of July, 2005.

Glenn Ronald Greer
Glenn Ronald Greer

STATE OF TENNESSEE

COUNTY OF Williamson

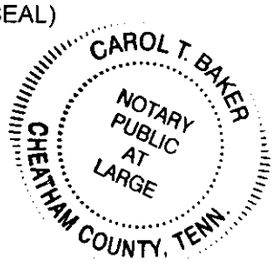
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Glenn Ronald Greer, devisee, under the wills of Aubrey Oliver Greer, dated February, 19, 1974, and Dorothy Sceales Greer, dated February 19, 1974. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of July, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800