WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2006

_____
Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Bradley Greer	U.S. Bank, N.A.	Map 119
2811 Druid Dr. W	4801 Frederica Street	Group 10.00
Nashville, TN 37210	Owensboro, KY 42301	Parcel 84.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brenda Blackford, unmarried,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John Bradley Greer and wife, Kelly Greer
hereinafter called the GRANTEES, their heirs 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 Hidden Acres, of record in Plat Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brenda Blackford by Special Warranty Deed from Tennessee Housing Development Agency of record in Instrument 20011010-0110443, Register's Office for said County, dated October 9, 2001.

This conveyance is subject to Restrictive Covenants of record in Book 1394, Page 218, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 89, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2811 Druid Dr. W, Nashville, TN 37210

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 hand this 13th day of March, 2006.

Brenda Blackford

Davidson County DEEDWARR
Recvd: 03/14/06 13:38 2 pgs
Fees:13.00 Taxes:312.65

20060314-0029295

FILE BOX 45

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 Brenda Blackford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.