WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/07 11:06 3 pgs
Fees:18.00 Taxes:1295.00

20070426-0049811

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Wayne Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 2007

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Hadley Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Greer (NAME)	same (NAME)	MAP 91-13
8853 McCrory Lane (ADDRESS)	(ADDRESS)	PARCELS 333 and 334
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joe E. Whitfield and wife, Thelma V. Whitfield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Greer and wife, Maxie 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:

Tract 1:
A lot or parcel of land in the 8th, formerly the 12th, Civil District of Davidson County, being Lot No. 1 on the Map of Jno. B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, January 28, 1946, as follows:

Beginning at the southwest corner of Charlotte Road and Lellyett Avenue; thence with the westerly margin of said Avenue southwardly 57.75 feet; thence South 6 deg. 53' East 47.6 feet; thence South 6 deg. 09' East 73.2 feet; thence South 72 deg. 46' West 53.4 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots northwardly 187 feet to the southerly margin of said Road; thence with said Road eastwardly 75 feet, more or less, to the beginning.

Tract 2:
Land in Davidson County, Tennessee, being part of Lot No. 12 in the Cowden Subdivision, Section 6, not of record, described as follows:

Beginning on a rock in the south boundary line of Lellyett Avenue, 187 feet south of Charlotte Road Highway, and running South 72 deg. 46' West 53.4 feet to a rock; thence South 72 deg. 46' West 1.1 feet to a point in the northerly

CONTINUED

unimproved ( )
This is improved (X) property, known as 6001 Charlotte & 325 Lellyett, Nashville, TN 37209
(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 our hand s this 24th day of April, 2007

Joe E. Whitfield

Thelma V. Whitfield

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 Joe E. Whitfield and wife, Thelma V. Whitfield

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of April 2007.

Commission expires 11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

boundary line of Patton property as described in deed in Book 3283, page 211, Register's Office for said County; thence from said point of Patton's northerly line, southerly 75 feet, more or less, to a point in the southerly boundary of Patton's tract; thence with Patton's southerly boundary line from said point North 83 deg. East 53.3 feet to a point the west boundary of Lellyett Avenue; thence with same 80 feet to the point of beginning.

Being the same property conveyed to Joe E. Whitfield and wife, Thelma V. Whitfield by deed from Searcy B. Page and wife, Mary Maxine Page of record in Book 6312, page 420, Register's Office for Davidson County, TN.

Subject to sewer easement of record in Book 3888, page 865 as to Tract 1.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.