Davidson County DEEDWARR
Recvd: 08/16/07 12:21 2 pgs
Fees:13.00 Taxes:166.50

20070816-0098006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$45,000.00** (Forty Five Thousand).

Heather Rogers
AFFIANT

Subscribed to and sworn before me this 6th day of July, 2007.

Margaret Sherbert
NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires JUNE 5, 2011

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Douglas M. Simpson Dwayne H. Smith **4225 Dry Fork Road** **Whites Creek, TN 37189**	SAME AS NEW OWNER	48/10

WARRANTY DEED

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, I/WE, **HEATHER GRECO, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DOUGLAS M. SIMPSON AND DWAYNE H. SMITH** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made September 7, 1956, by Goe W. Watkins, Surveyor, as follows:

Beginning at an iron pin in the center of Dry Fork Road, said point being 422 feet, South 47 deg. 15' east front from a railroad spike set in the center of said road, which spike is at the southeast corner of the property conveyed to J.F. Dickinson, by deed in Book 636, page 319; this being the most northerly corner of this tract; thence leaving said road, South 56 deg. 45' West 210 feet to an iron pin; thence South 42 deg. East 190 feet to an iron pin; thence South 20 deg. 15' East 210 feet to an iron pin; thence North 68 deg. East 210 feet to a railroad spike in the centerline of Dry Fork Road; said spike being approximately 860.3 feet North from the center of a culvert crossing Dry Fork Road, thence with the center of said road, as follows: North 17 deg. 45' West 105 feet; North 22 deg. 45' West 105 feet to an iron pin; thence North 31 deg. 30' West 100 feet; North 44 deg. West 53 feet; North 47 deg. West 77 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Roger J. Greco and wife, Heather Greco in Instrument 20030812-0115572, Register's Office for Davidson County, Tennessee. The said Roger J. Greco having since deceased on the 27th February, 2007, a resident of Cheatham County, Tennessee, and being survived by his spouse, Heather Greco.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4225 DRY FORK ROAD** **WHITES CREEK,TN37189**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2007

WITNESS, this 6th day of July, 2007

Heather Greco

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 6th day of July, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Heather Greco** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of July, 2007.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011