WARRANTY DEED

AT-20070321

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of August, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Linda Faye Greer and Glen Greer	United Wholesale Mortgage	071-02-0 178.00
1210 Avondale Circle	555 South Adams Road	
Nashville, TN 37207	Birmingham, MI 48009	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joy P. Moss and Linda G. Moss**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Linda Faye Greer and Glen Greer wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **Davidson** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 15 on the Plan of Scruggs Subdivision of First Avondale, as recorded in Book 161, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the northerly side of Stratford Ave and runs back northerly between parallel lines 149 feet to an alley.

Being the same property conveyed to W. F. Moss, Trustee (now deceased) by Warranty Deed from E. C. Scruggs, Trustee dated May 25, 1940 and recorded in Book 1235, page 340, Register's Office for Davidson County, Tennessee. Further conveyed to to Glenn W. Moss by Affidavit of Heirship of record in Bk 11276, pg 551, sais Registers Office. Joy P. Moss & Linda G. Moss are the heirs of Glenn W Moss (deceased)

( ) unimproved

This is (X) improved property know as 1210 Avondale Circle, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 3rd day of August, 2007

Joy P. Moss

Linda G. Moss

Davidson County DEEDWARR
Recvd: 08/28/07 09:56 1 pgs
Fees:13.00 Taxes:340.03
20070828-0103006

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Joy P. Moss Linda G. Moss, 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 Williamson, Tennessee, this 3rd day of August, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY