Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Amanda Vaughn
Affiant

Davidson County DEEDWARR
Recvd: 11/13/07 09:41 2 pgs
Fees:13.00 Taxes:540.20
20071113-0132777

Subscribed and sworn to before me, this 13th day of November, 2007.

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires:

15-0710-151273

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Clifford Greer	Countrywide Bank, FSB	043-06-0-195.00
517 Roosevelt Avenue	P.O. Box 961206, FTWX-22	
Madison TN 37115	Ft. Worth, TX 76161	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Trine Andersen, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Clifford Greer and wife, Theresa A. Greer, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Madison Park, Section III, of record in Book 3500, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford L. Baxter and wife, Demetra D. Baxter by deed from Janice A. Tune, dated May 29, 1987, recorded June 9, 1987, of record in Book 7262, Page 91, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clifford L. Baxter by Quitclaim Deed from Dometra (aka Demetra) D. Baxter, dated March 22, 1996, recorded May, 10, 1996, of record in Book 10046, Page 272, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed from William Timothy Hill, as Substitute Trustee, dated September 27, 2006, recorded November 13, 2006, of record in Instrument No. 20061113-0140697, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Trine Andersen, unmarried by Special Warranty Deed from Household Financial Center, Inc., dated February 27, 2007, recorded April 13, 2007, of record in Instrument No. 20070413-0044715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 517 Roosevelt Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8TH day of November, 2007.

Trine Andersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Trine Andersen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 8th day of November, 2007.

State of Tennessee at Large

My Commission expires: 06/23/2010

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY