WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/07 14:49 2 pgs
Fees:13.00 Taxes:1387.50

20071121-0136534

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Rhonda Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2007.

Jennifer Marie Crowell
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

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:
Donald W. Noes, II	Realty Mortgage Corp.	Parcel ID:
845 Glen Ave.	2656 Rideout Lane	10513039900
Nashville, TN 37204	Murfreesboro, TN 37128	

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

Wade T. Green (aka Wade E. Green) and wife, Sandra Green

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Donald W. Noes, II and wife, Angela M. Noes

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:

LAND in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 94 on the Map of Waverly Pace, of record in Book 57, Page 95, Register's Office for said County.

Said part of Lot No. 94 fronts 75.0 feet on the southerly margin of Glen Avenue and extends back between parallel lines 200.00 feet to an alley.

Being the same property conveyed to Wade E. Green by deed from Joseph E. Duke, married, of record in Instrument 20070221-0021591 and re-recorded in Instrument 20070313-0030490, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 57, Page 95, said Register's Office.

The said Sandra Green joins in this conveyance to convey any and all marital interest she may have in said property.

Wade T. Green and Wade E. Green being one in the same person.

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 845 Glen Ave., Nashville, TN 37204

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 16th day of November, 2007.

Wade T. Green
Wade T. Green (aka Wade E. Green)

Sandra Green
Sandra Green

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 Wade T. Green (aka Wade E. Green) and wife, Sandra Green, 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 16th day of November, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.