Davidson County DEEDWARR
Recvd: 12/27/07 09:36 2 pgs
Fees:13.00 Taxes:740.00
20071227-0147660

THIS INSTRUMENT PREPARED BY:
HORIZON LAND TITLE, INC.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Graymont Partners, LLC
1075 Cooper Road, Suite 200
Grayson, GA 30017

MORTGAGEE:

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 103-03-0
Parcel 226.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert Neil Johnson, Executor of the Estate of Mary Lou Tant Green,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Graymont Partners, LLC, a Georgia limited liability company,** 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:

Being Lot No. 2 of Block 10 on the plan of Sylvan Park, as of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee.
Said Lot No. 2 fronts 50 feet on the southerly side of Utah Avenue, formerly Seventh Avenue and runs back between parallel lines 160 feet to an alley, the east line of said lot being 60 feet westerly from the westerly margin of 47th Avenue North.

Being the same property conveyed to Mary Lou Tant Green and Charles E. Green by QuitClaim Deed from Mary Lou Tant Green, dated February 28, 2005 and of record in Instrument No. 20050516-0054726, Register's Office for Davidson County, Tennessee.
Robert Neil Johnson, Executor of the Estate of Mary Lou Tant Green executes this instrument pursuant to the power vested in him by said Last Will & Testament of Mary Lou Tant Green, Docket No. 07P1085, Probate Clerk for Davidson County, Tennessee.
Robert Neil Johnson and Robert Neal Johnson is one and the same person.

This is the same description as in previous deed of record.
This conveyance is subject to a visual inspection of the property would reveal, including covenants, notes and conditions as shown on the plan of record in Plat Book 332, Page 104 Register's Office for Davidson County, Tennessee.

This is improved property known as: 4703 Utah Avenue, Nashville, TN 37209.

Property taxes for the current year have been settled between the parties and will be paid by the Grantor.

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; 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, successors 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 claiming by and through or under us but no further or otherwise. 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 hands this 19th day of December, 2007.

Robert Neil Johnson

Robert Neil Johnson, Executor of the Estate of Mary Lou Tant Green

Executor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Neil Johnson, Executor of the Estate of Mary Lou Tant Green**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 19th day of December, 2007.

Tina D. Brown

NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 2-6-2010

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$200,000.00.**

Angie Watson

AFFIANT

Subscribed and sworn to before me
this 19th day of December, 2007.

Tina D. Brown

NOTARY PUBLIC

My Commission Expires: 2-6-2010

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE