WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/08 12:39 2 pgs
Fees:13.00 Taxes:481.00

20080410-0036410

State of Tennessee)
County of Davidson)

Box 14-A
21273-1

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2008.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gary Braden **Diana Braden**	**"New Owners"**	**120-09-053**
615 Glen Park Court		
Nashville, TN 37217		

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,

William M. Green, Jr. married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary Braden and wife, Diana Braden

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 Lot No. 5A22 on the Plan of Glengarry Park, Section Five-A, as of record in Plat Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William M. Green aka William M. Green, Jr., by Warranty Deed in Lieu of Foreclosure from Wayne D. Hackney and wife, Lily Mae Hackney, of record in Instrument No. 20080227-0018966, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3377, Page 567, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Nancy Marie Green, spouse of the above named William M. Green, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed in behalf of Nancy Marie Green, pursuant to a Power of Attorney executed by same on the 10 day of April, 2008, of record in Instrument No. 20080410-0036409, Register's Office for Davidson County, Tennessee.

This is Improved (X) unimproved (____) property, known as: **615 Glen Park Court, Nashville, TN 37217**

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 **8th** day of **April, 2008.**

William M. Green Jr

William M. Green , Jr.

Nancy Marie Green

Nancy Marie Green
By: William M Green ATTORNEY-IN-FACT
William M. Green, Attorney-in-fact

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 **William M. Green, Jr.** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **April, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **William M. Green, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Nancy Marie Green, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Nancy Marie Green for the purpose therein contained, by signing the name of Nancy Marie Green by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, **2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.