Davidson County DEEDWARR
Recvd: 09/10/08 10:58 2 pg
Fees:13.00 Taxes:201.65

20080910-0092610

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

X Deborah Ann Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2008.

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

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:
Deborah Ann Barnes	NEW OWNER	Parcel ID:
600 Freedom Ct.		05201027900
Nashville, TN 37209		

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

Sam A. Greene, Jr., Sole Devisee of the Estate of Sam A. Greene, Sr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Deborah Ann Barnes, unmarried
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. 39 of Block "B" on the Plan of Re-Subdivision of Power and Roth Sub., which is a part of Madison Park Sub.-Madison, Tennessee, as of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Madison Blvd., at the corner of Lots Nos. 38 and 39; thence with the line between said two lots, westwardly 108 feet 6 inches to the common corner of Lots Nos. 4, 5, 38 and 39; thence with the line between Lots Nos. 4, 3, 2, and Lot No. 39; southwardly, 100 feet to the northwesterly margin of Madison Blvd., thence with said Blvd., northeastwardly 180 feet 6 inches to the beginning.

Being the same property conveyed to Sam A. Greene, Sr. by deed from Gracie Beatrice Greene Corbitt of record in Book 9502, Page 591, said Register's Office. The said Sam A. Greene, Sr. now being deceased. The Grantor herein executes this instrument as Sole Devisee of the Estate of Sam A. Greene, Sr., pursuant to the authority granted by the Will of the decedent of record in the Probate Court of Davidson County, TN, in File #08P-272, and of record in Instrument 20080627-0066728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 75, said Register's Office.

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 766 Madison Blvd., 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 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 9th day of September, 2008.

Sam A. Greene, Jr.

Sam A. Greene, Jr., Sole Devisee of the
Estate of Sam A. Greene, Sr.

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 Sam A. Greene, Jr., Sole Devisee of the Estate of Sam A. Greene, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Sole Devisee of the Estate of Sam A. Greene, Sr., and as such Sole Devisee, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC