Davidson County DEEDWARR
Recvd: 10/10/08 14:11 3 pg
Fees:18.00 Taxes:740.00

20081010-0102846

# WARRANTY DEED

G-VRE-08-5210

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

Subscribed and sworn to before me this 2nd DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-20-2010

(AFFIX SEAL)

NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Celeste A. Greene | Celeste A. Greene | |
| 5210 Idaho Avenue (ADDRESS) | (NAME) 5210 Idaho Avenue (ADDRESS) | |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Nashville, TN 37209 (CITY) (STATE) (ZIP) | 103-3-65.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we PETER DERGEE AND WIFE TAHRA DERGEE AND THOMAS PARKER AND WIFE VICTORIA PARKER AND J. FREDERICK ALEWINE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CELESTE A. GREENE, hereinafter called the Grantee(s), their heirs and assigns, that 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 50 FEET OF THE SOUTHERLY 150 FEET OF BLOCK 20, ON THE MAP OF THE REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. SAID PART OF SAID BLOCK FRONTS 50 FEET ON THE NORTHERLY MARGIN OF IDAHO AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES ALONG THE EASTERLY MARGIN OF 53RD AVENUE NORTH, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PETER DERGEE AND WIFE, TAHRA DERGEE AND THOMAS PARKER AND WIFE, VICTORIA PARKER AND J. FREDERICK ALEWINE, UNMARRIED BY WARRANTY DEED FROM EMILY A. SHOUSE, A SINGLE WOMAN, RECORDED ON THE 1ST DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031201-0172261, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 5210 Idaho Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of October, 2008.

Peter Dergee

Peter Dergee

By: Frederick Alewine AIF
Frederick Alewine, Attorney-In-Fact

Tahra Dergee Tahra Dergee

By: Frederick Alewine AIF
Frederick Alewine, Attorney-In-Fact

Thomas Parker Thomas Parker

By: Frederick Alewine AIF
Frederick Alewine, Attorney-In-Fact

Victoria Parker Victoria Parker

By: Frederick Alewine AIF
Frederick Alewine, Attorney-In-Fact

Frederick Alewine

J. Frederick Alewine

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of October, 2008, before me personally appeared Frederick Alewine to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument Individually and in behalf of Peter Dergee and wife Tahra Dergee and Thomas Parker and wife Victoria Parker and who acknowledged he executed for the purposes therein contained and as the same as the free act and deed of the said Peter Dergee and wife Tahra Dergee and Thomas Parker and wife Victoria Parker.

Witness my hand and official seal, this the 2nd day of October, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08

**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Frederick Alewine, to me known (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
Davidson County, Tennessee
On this the 2nd day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 1/22/12

