File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $111,400.00

Subscribed and sworn before me this the 14th day of November, 2008.

Jennifer Crowell

(Affix Seal)

SELINA KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
Notary Public
May 2, 2011

WARRANTY DEED

800474

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Keilia J. Moreland
200 Keeton Avenue
Old Hickory, TN 37138

Send tax bills to:
W.R. Starkey Mortgage, LLP
5055 W. Park Blvd., Ste 300
Plano, TX 75093

Davidson County DEEDWARR
Recvd: 11/20/08 08:27 2 pgs
Fees:13.00 Taxes:412.18

20081120-0114170

Map 44-5, Parcel 136

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

John R. Greer Jr. and wife, Glenda J. Greer

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Keilia J. Moreland, a Single Woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 48 on the Plan of Resubdivision of a portion of Lots 47 & 48 on the Plan of Rayon City of record in Plat Book 5190, Page 59, Register's Office for Davidson County, Tennessee. Said Lot further described and also known as the following legal description:

Tract I: Land in the Fourth Civil District of Davidson County, Tennessee, being part of Lot No. 47 as shown on the unrecorded Map of Rayon City, Old Hickory, Tennessee, according to a survey made by John Wilkes, Civil Engineer, July 30, 1928.

Said part of Lot No. 47 fronts 50 feet on the westerly side of Keaton Avenue and runs back between parallel lines 50 feet to a dead line and measures 50 feet thereon and being the northerly or back 50 feet of Lot No. 47.

Tract II: Land in the Fourth Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated November 1, 1977, and known as Job No. 77-040 as follows:

Being the northly 25' of Lot No. 48 on the plan of Rayon City, Old Hickory, Tennessee, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, and revised by resubdivision of record in Book 5190, Page 59, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 48 begins in the east line of said lot and in N 26 degrees 47' 26" W 123.20' from the southeast corner of said Lot 48; thence leaving the line of Lot 48 and severing said Lot S 61 degrees 14' 00" W 50.00' to an iron pin, the west line of said Lot No. 48; thence N 26 degrees 48' W 25.00' to an iron pin at the northwest corner of said Lot 48; thence N 61 degrees 14' E 50.00' to an iron pin; thence S 26 degrees 48' 25.00' to the point of beginning, containing 6,153 square feet, more or less.

Being all of the same property conveyed to John R. Greer Jr. and wife, Glenda J. Greer by deed dated 7/8/04 from Artie E. Minchey and wife, Ruth L. Minchey, an estate for life with a remainder in fee to Tony R. Minchey of record in Instrument No. 20040726-0089241, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 200 Keeton Avenue, Old Hickory, TN, 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 14th day of November, 2008.

John R. Greer Jr. Glenda J. Greer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named John R. Greer Jr. and wife,, Glenda J. Greer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2008.

My commission expires:_____

Notary Public

ROBBIN YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires November 22, 2010