THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090019567 DEEDWARR
Recvd: 03/24/09 16:22 2 pgs
Fees:13.00 Taxes:4440.00
20090324-0026671

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March 2009

Notary Public

MY COMMISSION EXPIRES: May 6, 2012

(AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW COR
3310 WEST END AVE.

RETURN TO:

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marv W. Green	OWNER	MAP 130-06
4412 Warner Place		PARCEL 57
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Donna Freeman Kelley, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marv W. Green and wife, Tasha S. Green**

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 the westerly portion of Lot No. 29 in Block C, on the Plan of Belle Meade Plan No. 2, of record in book 421 page 58, said Registers Office, to which parcel is being more particularly described as follows:

Fronting 176.57 feet on Warner Place beginning at a point at an iron pin in the edge of the Warner Place right-of-way, said iron pin marking the end of the 209 feet that the parcel at 4410 Warner Place fronts on Warner Place, and running on the north side of said Warner Place in a northwesterly direction 176.57 feet to an iron pin which marks the southeastern corner of Parcel 58, Tax Map 130-6; thence in northeasterly direction 310.44 feet to an iron pin; thence in a southeasterly direction 155.4 feet to an iron pin; thence in a southwesterly direction 318.72 feet to the beginning.

Being the same property conveyed to Donna Freeman Kelley by quitclaim deed from James Talbot Kelley of record in Instrument No. 20050421-0044460, said Registers Office, dated April 20, 2005. Now her husband, James Talbot Kelley joins in this conveyance, waiving any marital rights he may have in the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **4412 Warner Place, Nashville, TN 37205.**

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 ____ hand( ) this the 20th day of March, 2009.

Donna Freeman Kelley

Donna Freeman Kelley

James Talbot Kelley by Donna Freeman Kelley, Attorney-in-Fact

James Talbot Kelley by Donna Freeman Kelley
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 **Donna Freeman Kelley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of March, 2009.

My Commission expires May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

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 **Donna Freeman Kelley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **James Talbot Kelley**, as his Attorney in Fact, as the free act and deed of the within named **James Talbot Kelley**.

Witness my hand and official seal this the 20th day of March, 2009.

My Commission expires May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public