WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$84,000.00.** Affiant Subscribed and sworn to before me, this the 19th day of May, 2009. Notary Public My Commission expires: 3/7/2011 (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
Eugene H. Nelson	**NEW OWNER**	**Map 091-07-0, Parcel 120.00**
3701 Meadowbrook Avenue		
Nashville, TN 37205		

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

Burton E. Greer, Sybil Mae Greer and Roy Charles Greer, Heirs at Law of Clister Greer

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

Eugene H. Nelson, an unmarried man

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 Nos. 1122 and 1124, Block 174, on the No. 1 Plan of West Nashville, of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

TOGETHER with the eastern half of the former right-of-way of 53rd Avenue North, which is located between the south margin of Tennessee Avenue and north of an alley way, which alley way runs along the southern margin of Lots 1122 and 1124, Block 174, on the No. 1 Plan of West Nashville of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee and continues westerly along the southern margin of the said former right-of-way. This portion of 53rd Avenue North was part of that right-of-way which was closed and abandoned by Metropolitan Council Bill #75-1262, a copy of which appears of record in Book 4929, Page 917, said Register's Office.

BEING the same property conveyed to Vola B. Greer and wife, Clister Greer, by Installment Deed from Goodloe Cockrill and wife, Mamie H. Cockrill, of record in Book 1116, page 337, Register's Office for Davidson County, Tennessee. Vola B. Greer having predeceased Clister Greer. The property was further conveyed to Burton E. Greer, Sybil Mae Greer and Roy Charles Greer subject to a life estate retrained by Vola B. Greer and wife, Clister Greer by Deed recorded in Book 6537, Page 434, said Register's Office. The said Vola B. Greer died November 25, 1985 and Clister Greer died April 8, 2006 and the fee simple title vested in Burton E. Greer, Sybil Mae Greer and Roy Charles Greer as remaindermen.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X_) Unimproved (____) property, known as: **5215 Tennessee Avenue, Nashville, TN 37209**

BILL GARRETT, Davidson County
Trans:T20090033559 DEEDWARR
Recvd: 05/21/09 09:35 2 pgs
Fees:13.00 Taxes:310.80
20090521-0046716

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 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/our hand(s) this **19th** day of **May, 2009.**

Burton E. Greer, heir at law
Burton E. Greer, heir at law of Clister Greer

Roy Charles Greer heir at law
Roy Charles Greer, heir at law of Clister Greer

Sybil Mae Greer - heir at law
Sybil Mae Greer, heir at law of Clister Greer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Burton E. Greer,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **May, 2009.**

Jennifer L. Johnson
Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Sybil Mae Greer,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **May, 2009.**

Jennifer L. Johnson
Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Roy Charles Greer,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **May, 2009.**

Jennifer L. Johnson
Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.