WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF SEPTEMBER, 2009.

J Brandon Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-22-10

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03235 FARRAR CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James Farrar and Amy Farrar	Renassant Bank	72-3-180.00
1120 Howard Avenue	2200 Abbott Martin Rd Ste 103	
Nashville, TN 37216	Nashville, TN 37215	

FOR AND 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,

DANIEL GREEN AND WIFE MARYANN GREEN*

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

JAMES FARRAR, AND WIFE, AMY FARRAR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1120 Howard Avenue, Nashville, TN 37216

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 4th day of September, 2009.

Daniel Green

MaryAnn Green

BILL GARRETT, Davidson County
Trans:T20090061899 DEEDWARR
Recvd: 09/09/09 14:09 2 pgs
Fees:13.00 Taxes:1147.00
20090909-0084539

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, DANIEL GREEN AND MARYANN GREEN, the bargainor(s), with whom I am personally acquainted (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 Franklin, Tennessee, this 4th day of September, 2009.

Notary Public

My Commission Expires:

CAROL L. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RES
3, 2012

09-03235 FARRAR CIP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 135 on the plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County, to which reference is hereby made for a more complete description.

Said part of Lot No. 135 fronts 50 feet on the southerly margin of Howard Avenue and extends back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Daniel Green, a married man by Warranty Deed from Regina O'Connell, individually, and as Executrix of The Estate of Wanda F. Graham, recorded on the 19th day of December, 2008 in Instrument No. 20081219-0121353, in the Register's Office of Davidson County, Tennessee..

Scrivener's Affidavit of Record in Instrument # 20090909-0084538 , Registers Office for Davidson County Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

MaryAnn Green, spouse of Daniel Green, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2009 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).