Record & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2010.

Notary Public
MY COMMISSION EXPIRES
File No. G10-0630D

BILL GARRETT, Davidson County
Trans:T20100027572 DEEDWARR
Recvd: 05/07/10 14:25 2 pgs
Fees:13.00 Taxes:888.00
20100507-0035144

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark St.John, unmarried (NAME)	SAME (NAME)	42-1-47
1023 Nesbitt Drive (STREET ADDRESS)	Same (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Judith Rozell Covington Wilson Greer, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark St.John, unmarried**, 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:

Two Lots or parcels of Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 49 and a parcel shown as Reserved Parcel "C" on the plan of OZARK HILLS, as shown by plat of record in Book 3700, Page 20, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot No. 49 fronts 181 feet on the southwesterly side of Nesbitt Drive and extends back 301.65 feet on the northwesterly line and 246.55 feet on the southeasterly line, to a line in the rear on which it measures 128.8 feet.

Said Reserved Parcel "C" fronts 312.15 feet on the southwesterly side of Nesbitt Drive and extends back between converging line, 246.55 feet on the northwesterly line and 361.30 feet on the southerly line, to a point in the rear.

BEING the same property conveyed to Judith Rozell Covington Wilson from Donavin Murphy Wilson, by Order dated April 19, 1991, in Book 8451, Page 328, in the Register's Office for Davidson County, Tennessee.

Judith Rozell Covington Wilson having since married and is now know as Judith Rozell Covington Wilson Greer.

Tommy R. Greer joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1023 Nesbitt Drive, Nashville, TN 37207.

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. Whenever 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 4th day of May, 2010.

Judith Rozell Covington Wilson Greer — May 04, 2010 Date

Tommy R. Greer — May 04, 2010 Date

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 Judith Rozell Covington Wilson Greer and Tommy R. Greer, husband and wife, 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 4th day of May, 2010.

My Commission Expires: 9/15/10

Notary Public

D. TODD HOLLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of May, 2010.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066