RETURN TO

Greenvue Title & Escrow LLC
2207 Crestmoor Rd. Suite 101
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2010.

Notary Public

My commission expires: 11-21-10

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20100028813 DEEDWARR
Recvd: 05/13/10 11:10 2 pgs
Fees:13.00 Taxes:536.50
20100513-0036899

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clarence C. Kelley Jr.	Suntrust Mortgage, Inc	101-00-0-087.00
6774 Gower Rd	RVW 5093 1001 Semmes Ave.	
Nashville, TN 37209	Richmond, VA 23224	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Buerger and Anne Welles, now known as Anne Buerger, husband and wife

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

Clarence C. Kelley Jr., unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 easterly 5 acres of the Tom Carlton Property, as of record in Book 2134, page 310, Register's Office for Davidson County, Tennessee, and being bounded on the south by Gower Road, on the west by Carlton , on the north by Campbell and on the east by Sullivan and Barnes, and being more particularly described as follows:

Beginning at an iron pin in the north right of way line of Gower Road, the southeast corner of the Tom Carlton property, a common corner with A.A. Barnes,said pin being located approximately 1075 feet west of River Road; thence with the north right of way line of Gower Road South 54 deg. 15 min. 01 sec. West 81.25 feet to a point; thence South 42 deg. 02 min. 47 sec. West, 43.75 feet to an iron pin corner; thence leaving the north right of way line of Gower Road and on a line through the Carlton Property North 45 deg. 16 min. 19 sec. West, 1208.99 feet to an iron pin corner in the south line of Michael Campbell; thence with Campbell North 52 deg. 35 min. 56 sec. East 69.11 feet; thence North 63 deg. 21 min. 24 sec. East, 125.78 feet; thence North 69 deg. 22 min. 56 sec. East, 178.48 feet to an iron pin corner common with Campbell and Frank Sullivan; thence leaving Campbell and with Sullivan South 22 deg. 50 min. 41 sec. East 622.42 feet to an 18-inch cedar and fence corner common with Sullivan and A.A. Barns; thence leaving Sullivan and with Barnes South 54 deg. 34 min. 00 sec. 156.42 feet to a 21-inch hackberry; thence South 31 deg. 38 min. 26 sec. Est, 146.50 feet to a 15-inch cedar; thence South 46 deg. 02 min 15 sec. East, 166.60 feet to a stump of a double osage orange; thence South 63 deg. 02 min. 12 sec. East, 60.50 feet to the point of beginning.

Being the same property conveyed to Matthew Buerger, unmarried by deed from William Carlton and wife Tabitha Dunn Carlton of record in Instrument 200404150042439, Register's Office for Davidson County , Tennessee, dated March 31, 2004. And being the same property conveyed to Matthew Buerger and Anne Welles, as tenants in common with the right of survivorship by Quitclaim Deed from Brenda Franks Hale, Trustee of record in Instrument 200908030072101, Register's Office for Davidson County, Tennessee, dated July 22, 2009.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 6774 Gower Rd, Nashville, TN 37209.

101-00-0-087.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF April 30, 2010:

Matthew Buerger

Matthew Buerger

Anne Welles now known as Anne Buerger

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Matthew Buerger and Anne Welles nka Anne Buerger, the within named Grantor(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, at office, this the 30th day of April, 2010.

My Commission Expires: 9/3/12

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 30th day of April, 2010.

My Commission Expires:_____

Notary Public

20101125RJ