This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW10397

BILL GARRETT, Davidson County
Trans:T20100040870 DEEDWARR
Recvd: 07/02/10 14:02 2 pgs
Fees:13.00 Taxes:481.00
20100702-0052250

Send Tax Bills To:
Pinnacle National Bank
150 3rd Ave. South, Suite 900
Nashville, TN 37201

New Owner is:
Karla J. Greer
1039 Drummond Drive
Nashville, TN 37211

Map & Parcel: 119-16-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ann Nguyen, married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Karla J. Greer and husband, Charles A. Greer,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in the 8th Ward of the City of Nashville, formerly the 6th Civil District of Davidson County, Tennessee, being part of Lot No. 32 on the Plan of Battlewood Subdivision, Section Four, as recorded in Book 3106, page 63, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Drummond Drive in the Westerly line of the property conveyed to Crowders, Inc., by deed from Lewis C. Payne and wife, as of record in Book 3182, page 196, said Register's Office, said point also being in the Easterly line of the property designated as "For Future Development J.P. Ellis" on the map of J.P. Ellis' Glencliff Subdivision as of record in Book 1130, page 23, said Register's Office; thence with the westerly line of said property which was conveyed to Crowders, Inc., also being the easterly line of said property designated "For Future Development" North 3 deg. East, 239.3 feet, more or less, to the northwest corner of said property which was conveyed to Crowders, Inc., also being the northeast corner of said property designated "For Future Development" said northeast corner also being the northeast corner of the property conveyed to the State of Tennessee by deed from Charles F. Malin and wife, as of record in Book 2929, page 415, said Register's Office; thence with the northerly line of said property which was conveyed to Crowders, Inc., South 88 deg. 30 min. East, 244.65 feet to a point lying North 88 deg. 30 min. West, 12.35 feet from a northeast corner of said property which was conveyed to Crowder's Inc; thence southwesterly to the northeasterly margin of Drummond Drive; thence with the northeasterly margin of Drummond Drive northwesterly 90 feet to the beginning.

Being the same property conveyed to Ann Nguyen, by Special Warranty Deed from CitiFinancial, Inc., a Tennessee Corporation, dated 3-11-10 and recorded 3-26-10 in Instrument No. 20100326-0022600, in the Register's Office of Davidson County, Tennessee.

This is not Grantor's primary residence.

Property Address: **1039 Drummond Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantees.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 2010.

GRANTOR(S):

ANN NGUYEN

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ann Nguyen** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of June, 2010.

CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12/23/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON_____

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**.

AFFIANT

SWORN TO and subscribed before me this 30th day of June, 2010.

CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: 12/23/12