JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-DN-10-2105

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Gloria E Watson
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLORIA E. WATSON	GREENTREE MORTGAGE COMPANY, L.P.	
2105 RIVERSIDE DRIVE	(NAME) 10000 Lincoln Drive West, Suite 5	
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS) Marlton, NJ 08053	07211043500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF FRANKLIN DELANO PRIMM, SR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GLORIA E. WATSON,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

LAND IN DAVIDSON COUNTY, TENNESSE, BEING LOT NO. 1 ON THE PLAN OF RIVERSIDE DRIVE SUBDIVISION, OF RECORD IN PLAT BOOK 974, PAGES 60 AND 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRANKLIN D. PRIMM, SR. AND WIFE, BRENDA SUE PRIMM BY DEED FROM ROSCOE DELIUS, JR. AND WIFE, VIRGINIA DELIUS OF RECORD IN BOOK 5167, PAGE 601 ON 06/28/1977 AND FILED FOR RECORD ON 07/06/1977, AS CORRECTED AND RE-FILED 09/19/1977 IN BOOK 5198, PAGE 215, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO FRANKLIN DELANO PRIMM, SR. BY DEED FROM BRENDA SUE PRIMM OF RECORD IN BOOK 6610, PAGE 651 ON 07/18/1985 AND FILED FOR RECORD ON 07/19/1985, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

FRANKLIN HAVING DIED ON 02/09/2010, LEAVING A WILL PROBATED IN DAVIDSON COUNTY PROBATE COURT # 10P420, SAID WILL APPOINTS DONNA JEAN NEELY AS EXECUTRIX OF THE ESTATE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 974, PAGES 60 AND 61, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2105 RIVERSIDE DR, NASHVILLE, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20100041027 DEEDWARR
Recvd: 07/06/10 08:09 2 pgs
Fees:13.00 Taxes:270.10
20100706-0052428

Witness my/our hand(s) this 30th day of June, 2010.

ESTATE OF FRANKLIN DELANO PRIMM, SR.

BY: _____

DONNA JEAN NEELY, Executrix

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of June, 2010, before me personally appeared DONNA JEAN NEELY, EXECUTRIX of the ESTATE OF FRANKLIN DELANO PRIMM, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

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

_____

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903