BILL GARRETT, Davidson County
Trans:T20110002420 DEEDWARR
Recvd: 01/12/11 14:14 2 pgs
Fees:13.00 Taxes:277.50
20110112-0003437

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Anthony Greene-Cannon
2370 Una Antioch
Antioch, TN 37013

SEND TAX BILL TO:
PrimeLending, A PlainsCapital Co.
18111 Preston Rd., Ste. 900
Dallas, TX 75252

MAP 149
GROUP
PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Elwood Brogdon, a married man,** has this day bargained and sold, and does hereby transfer and convey unto **Anthony Greene-Cannon, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land lying and being in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Una-Antioch Pike, the north west corner of the parcel of land conveyed to Louise J. Benson and husband, Odie Benson, by deed dated October 14, 1952, and of record in book 2098, page 348, Register's Office for said County: thence running northwardly, with the center of the said Una-Antioch Pike, 100 feet: thence south 88° 05' east 361 feet to a point in the west line of lot No. 5 on the Map showing subdivision of the J. W. Morgan lands, as of record in Plan Book 3, page 26, Chancery Court at Nashville, which said point is 70 feet from the northeast corner of said parcel belonging to said Louise J. Benson and husband; thence with the west line of said lot No. 5, southwardly 70 feet to the northeast corner of the said Benson parcel: thence with the north line of said Benson tract, south 88° 40'west 357.5 feet to the point of beginning.

Being the same property conveyed to Elwood Brogdon by deed from Hardy Criswell and wife, Ora Criswell of record in Book 4456, page 933, Register's Office for Davidson County, Tennessee, dated November 2nd, 1970.

This is improved property known as: **2370 Una Antioch, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2010 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 7th day of January, 2011

Elwood Brogdon

Elwood Brogdon

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Elwood Brogdon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of January, 2011.

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4 2014

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of January, 2011

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4 2014