THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110058567 DEEDWARR
Recvd: 09/21/11 10:08 2 pgs
Fees:13.00 Taxes:200.69
20110921-0073035

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $54,239.71.

Affiant

Sworn to and subscribed before me this 20 day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
XAC Properties	Same	04311020200
P.O. Box 2051		
Brentwood, TN 37024-2051		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clarence E. Greene and wife, Armolee Greene**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **XAC Properties**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Archwood Annex, as of record in Plat Book 6200, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Clarence E. Greene and wife, Armolee Greene by deed from Jim Sweeney Construction, Inc., a Tennessee Corporation, of record in Book 7822, page 660, Register's Office for Davidson County, Tennessee.

This is improved property known as 1031 N. Dupont Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 20 day of September, 2011.

CLARENCE E. GREENE

ARMOLEE GREENE

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, **Clarence E. Greene and Armolee Greene**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of September, 2011.

ROBERT SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14