WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and Sworn to before me, this 11th day of January, 2012.

Notary Public

My commission expires: 1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120002613 DEEDWARR
Recvd: 01/11/12 13:27 2 pgs
Fees:13.00 Taxes:703.00
20120111-0002960

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Elizabeth Jones 1618 Clearview Dr Brentwood TN 37027	SAME	09107001400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wayne A. Greer and wife Maxie L. Greer,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Elizabeth Jones, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1:

Being the southwest part of the Lot No. 1022 and the south part of Lot No. 1024 of Block 32, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, described as follows:

Beginning at the southeast corner of Centennial Boulevard and 52nd Avenue North, formerly 11th Street; thence with the southerly margin of said Boulevard, southeastwardly 63.7 feet to a point; thence southwardly, parallel with said Street, 81.7 feet to the northerly margin of a 25 foot alley; thence with said alley, westwardly 50 feet to the easterly margin of 52nd Avenue North; thence with the easterly margin of same, northwardly 120.8 feet to the beginning.

Tract No. 2:

Being the southerly part of Lot Nos. 1016, 1018 and 1020 and the southwest corner of Lot No. 1014 and the easterly 10 feet of the southern part of Lot No. 1022 of Block 32 in Plan No. 2 of West Nashville as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of an alley in the rear of said Block No. 32, 50 feet easterly from the easterly margin of 11th Street; thence northerly parallel with said street 81.7 feet to the southwesterly margin of Centennial Boulevard; thence with said margin in a southeasterly direction 130.3 feet to the northerly margin of said alley; thence with said alley westerly 102 feet to the beginning.

Being the same property conveyed to Wayne A. Greer and Jakie Cook by deed from Alice Ruth Liggett of record in Book 6803, page 669; and part of the same property conveyed to Wayne A. Greer and wife, Maxie L. Greer by deed from Jakie D. Cook

and wife, Beverly S. Cook of record in Book 9874, page 474, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 57, Page 172, said Register's Office.

This is (x) improved ( ) unimproved property known as 5115 Centennial Blvd., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 11th day of January, 2012.

Wayne A. Greer

Wayne A. Greer

Maxie L. Greer

Maxie L. Greer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Wayne A. Greer and, Maxie L. Greer** the within named bargainors, 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 at Brentwood, Tennessee, this 11th day of January, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY