WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $21,000.00

Wayne Greer
Affiant

Subscribed and Sworn to before me, this 26th day of July, 2012.

Notary Public

My commission expires:
1-7-13

BILL GARRETT, Davidson County
Trans:T20120055586 DEEDWARR
Recvd: 07/30/12 09:06 2 pgs
Fees:13.00 Taxes:77.70
20120730-0066657

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Wayne Greer 8853 McCrory Lane Nashville TN 37221	SAME	09110031500

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, I/we **Gwyn P. Wallace,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Wayne Greer and wife Maxie Greer**, 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:

Being Lot No. 43 on the Plan of Urbandale, Section I, as of record in Book 1835, page 45, Register's Office for said County, described as follows:

Beginning on the southerly margin of Urbandale Avenue at the corner of Lot Nos. 34 and 43; thence with the line between said lots southwardly 86 feet to the northerly margin of Lot No. 35; thence with the northerly margin of said lot eastwardly 41.23 feet to the northeast corner of Lot 35; thence eastwardly 41.20 feet to the southeast corner of Lot No. 43; thence with the east line of said lot northwardly 86 feet to the southerly margin of Urbandale Avenue, thence with the southerly margin of same westwardly 80 feet to the beginning.

Being the same property conveyed to Jesse M. Wallace, Jr. and wife, Gwyn P. Wallace by deed from Tennessee Construction & Development Company, Inc, of record in Book 1973, page 201, Register's Office for Davidson County, Tennessee. The said Jesse M. Wallace, Jr. having since died and the property vested in Gwyn P. Wallace by estate by the entireties.

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 1835, Page 45, said Register's Office.

This is ( ) improved (x) unimproved property known as 5503 Urbandale Avenue, 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 26th day of July, 2012.

Gwyn P. Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Gwyn P. Wallace** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of July, 2012.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY