ADDRESS OF NEW OWNER

George A. Geist, et ux
4900 Buena Vista Pike
Nashville, Tennessee

SEND TAX BILLS TO:

George A. Geist
4900 Buena Vista Pike
Nashville, Tennessee

Map 59
Pcl Par 54
pw

WARRANTY DEED

BOOK 1211 PAGE 761

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate by the entirety in George A. Geist and wife, Ann T. Geist.

We, Catherine B. Geist and George A. Geist and wife, Ann T. Geist

have bargained and sold, and by these presents do hereby transfer and convey unto L. R. Grimes, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 22, 1967, as follows:

Beginning on the easterly margin of Buena Vista Pike at a point north 117 feet from the northwest corner of the property conveyed to Katherine Baltz Geist, et al, of record in book 3223, page 195, Register's Office for said County; thence north 69° east 645.5 feet to the center of Whites Creek; thence with the center of said Creek, north 3° 45' west 62.7 feet and north 22° 45' west 190 feet; thence south 69° west 652 feet to the easterly margin of Buena Vista Pike; thence with the same, southerly 250 feet to the beginning, containing 3.77 acres, more or less.

Part of said property was conveyed to Katherine B. Geist by deeds from Joseph Baltz, of record in book 981, page 554, and from Louis J. Baltz, et al, of record in book 1136, page 453, and part of said property was conveyed to George A. Geist by deed from Katherine B. Geist, of record in book 2997, page 611, said Register's Office, the said Katherine B. Geist and Catherine B. Geist being one and the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said L. R. Grimes, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Catherine B. Geist and George A. Geist and wife, Ann T. Geist do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. R. Grimes, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said L. R. Grimes, Jr., Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto George A. Geist and wife, Ann T. Geist, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said George A. Geist and wife, Ann T. Geist, their heirs and assigns, forever.

And I do covenant with the said George A. Geist and wife, Ann T. Geist, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, L. R. Grimes, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said George A. Geist and wife, Ann T. Geist, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of February, 1968

Catherine Baltz Geist
Ann T. Geist
George A. Geist
Ann T. Geist
L. R. Grimes, Jr. Trustee.

This Instrument Was Prepared By
Oliver W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4211 PAGE 762

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eugene Singer, a Notary Public in and for said County and State, the within named, Catherine B. Geist and George A. Geist and wife, Ann T. Geist, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of Feb., 1968

Eugene Singer
Notary Public.

My commission expires: 1-25-69.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, the within named L. R. Grimes, Jr. Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of February, 1968

Raymond H Darrow
Notary Public.

My Commission Expires April 21, 1971

My commission expires:

STATE TAX $ 2.80
PROBATE .50
TOTAL $ 3.30

FEB 14 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Deed

From: Catherine B. Geist, et al

to: L. R. Grimes, Jr. Trustee.

AND

From: L. R. Grimes, Jr. Trustee.

to: Geo. A. Geist et ux

05801

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 14 11 23 AM '68

NOTE BOOK 118 PAGE 266

RECORDING FEE $ 3.00

DEL. REG. R

Compliments of
Guaranty Title Company,
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 2.80
PROBATE .50
TOTAL $ 3.30

FEB 14 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 3000.00.

Catherine B. Geist
Affiant

Subscribed and sworn to before me, this the 13th day of February 1968.

Raymond H Darrow
Notary Public

My Commission Expires April 21, 1971

My commission expires