BOOK 4211 PAGE 767

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Calvin, et al (NAME:)	Richard Calvin (NAME:)	Map 59
3105 Stokers Lane (STREET ADDRESS OR ROUTE NUMBER)	3105 Stokers Lane (STREET ADDRESS)	P/o Par. 54
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*
cash in hand paid by Richard Calvin and wife, Rosemary Geist Calvin, the receipt of which is hereby acknowledged, and the love and affection which I have for my daughter, Rosemary Geist Calvin, and her husband, Richard Calvin,

I, Catherine B. Geist

have this day bargained and sold, and do hereby transfer and convey unto the said Sister Janet Marie, a life estate, and to Richard Calvin and wife, Rosemary Geist Calvin, their heirs and assigns, a remainder interest, subject to a life estate retained by the (successors, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:
grantor, Catherine B. Geist, certain real estate 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 the northwest corner of the property conveyed to George A. Geist, of record in book 2997, page 611, Register's Office for said County; thence north 69° east 652 feet to the center of Whites Creek; thence with the center of same, north 22° 45' west 18 feet; thence north 35° 15' west 215 feet; thence south 69° west 592.6 feet to the easterly margin of Buena Vista Pike; thence with the same, south 19° 30' east 225 feet to the beginning.
Being part of the real property 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, Register's Office for said County, the said Katherine B. Geist and Catherine B. Geist being one and the same person.

This conveyance is made subject to the life estate of the grantor, Catherine B. Geist, which is hereby retained, and subject to the life estate of Sister Janet Marie, after the death of the grantor, Catherine B. Geist.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 10th day of Feb 10th 1968

Catherine B. Geist
Affiant

My commission expires: 1-25-69 (Affix Seal)

Eugene Singer
Notary Public

This is improved ( ) unimproved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Sister Janet Marie, and Richard Calvin and wife, Rosemary Geist Calvin, their (successors), *heirs and assigns forever.* I *covenant that* I am *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 by life estate retained by Catherine B. Geist.
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Sister Janet Marie, and Richard Calvin and wife, Rosemary Geist Calvin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 6th *day of* February, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Catherine Baltz Geist
John Geist

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

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eugene Singer, *a Notary Public in and for said County and State,* Catherine B. Geist

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *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*

Commission expires 7-25-69

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

STATE TAX $ 2.80
PROBATE .50
TOTAL $ 3.30

FEB 14 1968

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

WARRANTY DEED

FROM
Catherine B. Geist
TO
Sister Janet Marie and
Richard Calvin and wife,
Rosemary Geist Calvin

05804

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 14 11 26 AM '68
NOTED: BOOK 118 PAGE 266
RECORDING FEE $ 3.00
DEP. REG. .....

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE