FORM NO. WD-1

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 69.

Notary Public

MY COMMISSION EXPIRES: 2-16-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Monahan III (NAME) etux	Murphree Mortgage Company (NAME)	
2426 Dundee Lane (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue, North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bobby Joe Geans and wife, Carolyn J. Geans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Monohan III and wife, Mary H. Monohan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Lot No. 298 on the Plan of Hermitage Hills Subdivision, Section IV, as of record in Book 2900, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 298 fronts 92.1 feet on the northeasterly margin of Bonnabrook Drive and runs back between lines measuring 158.8 feet on the northwesterly line and 164.2 feet on the southeasterly line to a dead line in the rear measuring 82.2 feet thereon.

Being the same property conveyed to the Grantors herein by deed from Tommy Cozart et al, as of record in Book 4191, Page 160, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 132 Bonnabrook Drive Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand s this 20th day of June, 19 69

Bobby Joe Geans
Bobby Joe Geans

Carolyn J. Geans
Carolyn J. Geans

STATE OF TENNESSEE
Davidson County

BOOK 4347 PAGE 724

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Joe Geans and wife, Carolyn J. Geans

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 20th day of June 1969.

Commission expires July 21, 1969

Clarence O. Ingram
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ROBBY JOE GEANS ET UX

TO

WILLIAM D. MONAHAN III et ux

Mail To:
Bob Cagle & Sons
2418 Lebanon Rd
Nashville 37214

Ret'd

Attorneys Title Company
Titles Guaranteed
CLARENDON BUILDING
NASHVILLE, TENN.
Attorneys at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

A 46729

IDENTIF. REFERENCE

JUL 7 9 29 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-7	CONV	17,250.00			
JUL-7	S'TAX		C*	44.72	
JUL-7	RECORDING FEE		C*	.50	
JUL-7	WDEED		C*	3.00	* 48.22