BOOK 4441 PAGE 470

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM R. GEERY ET UX	United Mortgagee Servicing Corp.	11 [illegible]
(NAME)	(NAME) 3200 Pacific Avenue	43-9-
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Virginia Beach, Virginia	2.23.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00)---------- *DOLLARS* cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and as further and additional consideration the Grantees herein assume and agree to pay the present unpaid balance of a note in the approximate amount of $16,500.00, which is secured by a deed of trust on the property hereinafter described, we, Thomas E. Martin and wife, Gloria C. Martin,

have bargained and sold, and by these presents do transfer and convey unto the said William R. Geery and wife, Lois J. Geery, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING the westerly 61 feet on Tract 38, Block B, of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County.

SAID part of said Tract 38 fronts 61 feet on the southerly margin of DuPont Avenue and extends back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Thomas E. Martin and wife, Gloria C. Martin, by deed from Dewey E. Pendleton and wife, Bertha Pendleton, of record in Book 4276, Page 217, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 330 DuPont Avenue, Madison, Tennessee (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William R. Geery and wife, Lois J. Geery, their *heirs and assigns, forever.*

And we *do covenant with the said* William R. Geery and wife, Lois J. Geery *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.* , except as hereinabove set forth.

And we, Thomas E. Martin and wife, Gloria C. Martin, *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.*

Witness our *hand* s *this* 6th *day of* August, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Dennis Wright, Attorney
310 Gallatin Road, South
Madison, Tennessee 37115

x Thomas E. Martin

x Gloria C. Martin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas E. Martin and wife, Gloria C. Martin,

the within named 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 6th day of August, 1970.

Notary Public

Commission expires 8-15-72

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 OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $ 20,200.00.

Affiant

Subscribed and sworn to before me, this the 6th day of August, 1970.

Notary Public

My Commission Expires: 8-15-72

AUG27'70	CONV	20,200.00			
AUG27'70	S'TAX		A*	52.52	
AUG27'70	PR'FEE		A*	.50	
AUG27'70	W'DEED		A*	3.00	* 56.02

WARRANTY DEED

FROM
THOMAS E. MARTIN and wife,
GLORIA C. MARTIN
TO

WILLIAM R. GEERY and wife,
LOIS J. GEERY

A 8 8 1 9 3

IDENTIF. REFERENCE

AUG 27 12 11 PM '70

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

PROOF

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee