BOOK 4616 PAGE 926

THIS INSTRUMENT WAS PREPARED AT
MARTIN & COCHRAN
MURFREESBORO, TENNESSEE
BY John D. Lentz

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay I. Geise, Et ux. (NAME)	~~Jay I. Geise~~ Et ux. (NAME)	
4094 Port Cleburne Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	98-1
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	L & C Tower, Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	10 Pw

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Jay I. Geise and wife, ~~Elizabeth~~ Geise, / receipt of which is hereby acknowledged, T & R, Inc. a Tennessee corporation,

has ~~XXXX~~ *bargained and sold, and by these presents do transfer and convey unto the said* Jay I. Geise and wife, Elizabeth Geise *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee being Lot No. 54 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135, Register's Office for said County, and described as follows:

Lot No. 54: Beginning at a point in the northerly margin of Port Cleburne Lane, said point being the common point between Lot No. 54 and Lot No. 53; thence following the common boundary between Lot No. 54 and Lot No. 53 in a northerly direction a distance of 150.00 feet to a benchmark, said benchmark being in the common point between Lot No. 54, Lot No. 53 and Lot No. 96; thence S74°-39' W a distance of 110.00 feet to a point, said point being the common point between Lot No. 54, Lot No. 95, and Lot No. 56; thence S 17°-29' W a distance of 50.55 feet to a benchmark, said benchmark being the common point between Lot No. 54, Lot No. 55 and Lot No. 56; thence in a southerly direction following the common boundary between Lot No. 54 and Lot No. 55 a distance of 178.00 feet to a point in the northerly margin of Port Cleburne Lane, thence N 68°-00' E following said northerly margin of Port Cleburne Lane a distance of 120.00 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $43.70 C.V. 60

Subscribed and sworn to before me, this the 27th day of June, 19 72

Jay I. Geise
Affiant

My commission expires: October 24, 1973
(Affix Seal)

Shirley T. Johnson
Notary Public

Being part of the property conveyed to T & R, Inc. by deed from Shirley Haskell Griggs and wife, Ruth Griggs, of record in Book 3791, page 530, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Lot No. 54, Lake Park Subdivision, Nashville, 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 Jay I. Geise and wife, Elizabeth Geise *their heirs and assigns, forever.*

And T & R, Inc. does *covenant with the said* Jay I. Geise and wife, Elizabeth Geise *that* T & R, Inc. is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for the year 1972 which have been prorated and the payment of which is assumed by Jay I. Geise and wife, Elizabeth, and by restrictions of record in Book 4516, page 751; and by restrictions on the plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135.

And T & R, Inc. does *further covenant and bind* its successors *and representatives, to warrant and forever defend the title to the said land to the said* Jay I. Geise and wife, Elizabeth Geise *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 26th *day of* June, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T&R, INC.

PRESIDENT

SECRETARY

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Everett Hooper *, a Notary Public of the State and County aforesaid, personally appeared* A. Eugene Grant Taylor *, with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Executive V President *of the* Taylor Inc *, the within named bargainor, a corporation, and that* he *as such* Officers *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Executive V President

Witness my hand and seal, at office in Nashville *this* 26 *day of* Jan *, 19*72

Everett Hooper
Notary Public

Commission Expires 5/23/73

NOTARY PUBLIC DAVIDSON COUNTY

SLJ

WARRANTY DEED

FROM

T & R, INC.

TO

JAY I. GEISE and wife,

ELIZABETH GEISE

JUL-7-72 CONV
JUL-7-72 S'TAX
JUL-7-72 PRFEE
JUL-7-72 M'DEED

File..Home Federal S & L Assoc.

B 6 6 5 0 7

IDENTIF. REFERENCE

JUL 7 2 59 PM '72

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

42,700.00

A* 111.02
A* .50
A* 8.00

* 119.52

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE