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THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey K. Geuder and wife, Patricia Geuder (NAME)	Mortgage Associates, Inc. (NAME)	148-14
3983 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 81386 (STREET ADDRESS)	#109
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Chamblee, Georgia 30341 (CITY) (ZONE) (STATE)	5D,U-46494

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

PHOICAN R. CHOATE and wife, JOYCE L. CHOATE

have this day bargained and sold, and do hereby transfer and convey unto the said
JEFFREY K. GEUDER and wife, PATRICIA GEUDER
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, Register's Office for said County.

Said Lot No. 227 fronts 74 feet on the southerly side of Keeley Drive and extends back 167.7 feet on the easterly line and 195.3 feet on the westerly line to a dead line and measures 79.2 feet thereon.

Being the same property conveyed to Phoican R. Choate and wife, Joyce L. Choate, by deed from James M. Lawrence and wife, Betty H. Lawrence, of record in Book 4435, page 151, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $33,500.00

Subscribed and sworn to before me, this the 2nd day of March, 1976

Affiant

My commission expires 4/27/77 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 3983 Keeley Drive (House Number) (Street), Nashville (P.O. Address), TN (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
JEFFREY K. GEUDER and wife, PATRICIA GEUDER
their *(successors),*
heirs and assigns forever. we *covenant that* we are *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 for 1976 taxes, restrictions of record in BK.4295,p.696; plan of record in BK.4175,p.45 and easements of record.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JEFFREY K. GEUDER and wife, PATRICIA GEUDER
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 2nd *day of* March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phoican R Choate
Phoican R. Choate

Joyce L. Choate
Joyce L. Choate

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg *a Notary Public in and for said County and State,* Phoican R. Choate and wife, Joyce L. Choate

*the within named bargainor*s*, 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 2nd *day of* March *19*76

Gail Pigg *Notary Public*

Commission Expires 4/27/77

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 _____

MAR-4 76	CONV	33,500.00			
MAR-4 76	S'TAX		B*	87.10	
MAR-4 76	PR'FEE		B*	.50	
MAR-4 76	W'DEED		B*	4.00	* 91.60

WARRANTY DEED

FROM
Phoican R. Choate et ux

TO
Jeffrey K. Geuder et ux

D 38763

IDENTIFICATION REFERENCE

MAR 4 9 43 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238