60/12

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 19 84.

Notary Public

MY COMMISSION EXPIRES: 6-14-85

(AFFIX SEAL)

BOOK 6387 PAGE 222

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven I. Geringer, et ux (NAME)	Leader Federal Savings & Loan (NAME)	103-13 #51
6109 Hickory Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	8DZ-52035
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (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, S. Thad Jones and wife, Debra L. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven I. Geringer and wife, Linda B. Geringer

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:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Hillwood Estates, Section 7, as of record in Book 2133, page 90, said Register's Office.

Said Lot No. 116 fronts 222.92 feet on the northeasterly side of Hickory Valley Road, formerly West Hillwood Drive and extends back 408.2 feet on the northwesterly line and 450.6 feet on the southeasterly line to a dead line, measuring 110 feet thereon.

Being the same property conveyed to S. Thad Jones and wife, Debra L. Jones by deed from Barbara Lavender, a widow, of record in Book 6097, page 707, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6097, page 700, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is ( ) unimproved ( ) improved (X) property, known as 6109 Hickory Valley Road (House Number) (Street) Nashville, Tennessee (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 29 day of August, 1984

S. Thad Jones

Debra L. Jones

3441

STATE of Indiana
~~STATE OF TENNESSEE~~
~~Davidson County~~
Allen County

BOOK 638 PAGE 223

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. Thad Jones and Debra L. Jones

the bargainor~~s~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Wayne, Indiana, ~~Tennessee~~, this 22th day of August 1984.

Commission expires September 4, 1987 Angeline K. Adams Notary Public

Resident of Allen County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 S. Thad Jones, et ux

TO Steven I. Geringer, et ux

I 5 1 3 5 1

IDENTIF. REFERENCE

SEP 21 4 05 PM '84

DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6387 PAGE 224

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

205000.00- CAMT.
533.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 539.50-
2441A09/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 1 3 5 1

T
IDENTIF. REFERENCE

SEP 21 4 05 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0070915