THIS INSTRUMENT WAS PREPARED BY:
Jimmie Lynn Ramsaur, Attorney at Law
SHIPLEY & BEHM
206 Realtor's Building
306 Gay Street
Nashville, TN. 37201

WARRANTY DEED

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry M. Geddy, et ux	Federal Financial Mortgage Company	104-5
(NAME)	(NAME)	
3705 Meadowbrook Avenue	6640 Powers Ferry Road, Suite 200	204
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Atlanta, Georgia 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Seventy eight thousand ($78,000.00) *Dollars,*

We, Thomas A. Grooms and wife, Linda G. Ashford, hereinafter called the Grantors,

has bargained and sold, and does hereby transfer and convey unto Henry M. Geddy and wife, Judith M. Geddy, hereinafter called the Grantees, herein, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*,

Being Lot No. 439 on the Map of Richland Realty Company's Subdivision, Division C, as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 439 fronts 50.0 feet on the southerly margin of Meadowbrook Avenue and runs back 205.0 feet on the easterly line and 210.0 feet on the westerly line to an alley in the rear, on which it measures 70.0 feet.

Being the same property conveyed to Thomas A. Grooms and wife, Linda G. Ashford by deed from James G. Holladay, unmarried, of record in Book 5317, Page 97, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and agree to pay the unpaid balance of a note to Federated Financial Mortgage Corporation, secured by a deed of trust on the herein described property, of record in Book 5245, Page 607, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 78,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of November, 19 84

Notary Public

My commission expires: 4/19/87 (Affix Seal)

This is improved (XX) unimproved ( ) property, known as 3705 Meadowbrook Avenue, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Henry M. Geddy and wife, Judith M. Geddy, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.,* except as set forth herein.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Henry M. Geddy and wife, Judith M. Geddy, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S. *this* 30th *day of* November, 19 84 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas A. Grooms

Linda G. Ashford

CHECK 11/30 209.30

1404

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 purposes 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)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. Grooms and Linda G. Ashford, 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 30th day of November, 1984.

Jamie Lynn Ramsaur
NOTARY PUBLIC

My Commission Expires: 4/19/87.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

166980

IDENTIF. REFERENCE

Nov 30 3 25 PM 1984

DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Thomas A. Grooms and wife,
Linda G. Ashford

TO
Henry M. Geddy, and wife,
Judith M. Geddy

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6437 PAGE 40

FOR _____

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

78000.00- CAMT.
202.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 209.80-
1404A11/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 9 8 0

IDENTIF. REFERENCE

Nov 30 3 25 PM '84

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 0089333