WARRANTY DEED

BOOK 6580 PAGE 952

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,397.09

x Jim Trusty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES: April 9-7, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
D. S. MATTHEWS, P.O. BOX 291, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM TRUSTY (NAME)	LOMAS & NETTLETON COMPANY (NAME)	LW 2705
101 HIGHLAND DRIVE (STREET ADDRESS OR ROUTE NUMBER)	3200 PACIFIC AVENUE (STREET ADDRESS)	MAP 53-12
OLD HICKORY, TN 37138 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP)	PAR. 154

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, GRETTA CHARLENE GEERDES, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM TRUSTY, UNMARRIED

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. 2 ON THE PLAN OF RAMSEY-ELIZER RE-SUBDIVISION OF DABBS & ELLIOTT SUBDIVISION, SECTION 18, OF RECORD IN BOOK 2083, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2 FRONTS 75 FEET ON THE SOUTHEASTERLY SIDE OF 30TH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 149 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO GRETTA CHARLENE GEERDES, UNMARRIED BY DEED FROM CLAUDE MICHAEL FRITH AND WIFE, NANCY G. FRITH, AS OF RECORD IN BOOK 5615, PAGE 659, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5356, PAGE 956, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES AND A NEW INSURANCE POLICY HAS BEEN ISSUED.

This is unimproved ( ) improved (X) property, known as 304 30TH STREET, OLD HICKORY, TENNESSEE 37138
(House Number) (Street) (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 MY hand this 13TH day of JUNE, 1985

x Gretta Charlene Geerdes
GRETTA CHARLENE GEERDES

BOOK 6580 PAGE 953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GRETTA CHARLENE GEERDES

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

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 13TH day of JUNE, 19 85

Commission Expires April 17, 1988 Angela Burr, Notary Public.

STATE OF
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 { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

GRETTA CHARLENE GEERDES

TO

JIM TRUSTY

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE
Company of New York

FILED
JUN 13 10 35 AM '85
DAVIDSON COUNTY, TN
FELIX A. DYER, REGISTER

IDENTIFICATION REFERENCE

J 1 2 7 0 4

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

RECEIVED OF _____

FOR _____

BOOK 6580 PAGE 954

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
			34397.09- CAMT.	
			89.44 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	95.94-
7809A06/13/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.27.04

IDENTIF. REFERENCE

JUN 13 10 15 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144241