THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

WARRANTY DEED

Box 48

BOOK 7031 PAGE 681

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM B. GEIGER, ET UX	MORTGAGEE - NONE	84-5-12
(NAME) 1028 Mitchell Rd.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE TN. 37206	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES A. POWELL AND WIFE, SYBIL J. POWELL, hereinafter referred to as Grantors, BY LARRY W. POWELL, ATTORNEY IN FACT *has bargained and sold, and does hereby transfer and convey unto the said* WILLIAM B. GEIGER AND WIFE, CONNIE Y. GEIGER, hereinafter referred to as Grantees, their *(successors), heirs and assigns,*

certain real estate in DAVIDSON *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Meadow Rose Park Subdivision, Section 2, as of record in Book 2083, page 87, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 9 fronts 100 feet on the westerly side of Eastland Avenue and extends back between lines, 150.23 feet on the northerly line and 150.23 feet on the southerly line to a dead line in the rear which measures 100 feet.

Being the same property conveyed to James A. Powell by deed from Billie Jean Powell of record in Book 3885, page 654, Register's Office for Davidson County, Tennessee.

Sybil J. Powell joins in this conveyance to convey any right, title or interest she may have in and to said property, marital or otherwise.

Larry W. Powell executes this instrument on behalf of James A. Powell and wife, Sybil J. Powell, pursuant to Special Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 31 day of October 1986.

William B. Geiger
Affiant

My commission expires: 3/8/89 (Affix Seal)

Carolyn Duff
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 2805 Eastland Avenue, Nashville, Tn. 37206
(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 Grantees, 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.*

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

Witness our *hand* s *this* 31 *day of* October, *19* 86 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A Powell
JAMES A. POWELL
By: Larry W. Powell
LARRY W. POWELL, ATTORNEY IN FACT

Sybil J Powell
SYBIL J. POWELL
By: Larry W. Powell
LARRY W. POWELL, ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* JAMES A. POWELL AND WIFE, SYBIL J. POWELL, By and Through their Attorney In-Fact, LARRY W. POWELL

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

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

Notary Public

Commission expires

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

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 LARRY W. POWELL, to me known to be the person, or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument on behalf of JAMES A. POWELL AND WIFE, SYBIL J. POWELL, and who acknowledged that he executed the same as the free act and deed of the said JAMES A. POWELL AND WIFE, SYBIL J. POWELL, for the purposes therein contained.
WITNESS my hand and official seal this the 31 day of October, 1986.

Carolyn Duffy
NOTARY PUBLIC

CAROLYN C. DUFFY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/8/89

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

IDENTIFICATION REFERENCE

FILED FOR RECORD
NOV 5 12 46 PM '86
DAVIDSON COUNTY, TN
FELIX Z WILSON JR REGISTER

60349

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

RECEIVED OF _____

FOR _____

BOOK 7031 PAGE 683

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

70.00- CAMT.
196.00 CSTAX
.50 PREC
6.00 WDED
CHECK 208.50-
2703AT 11/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60349

IDENTIFICATION REFERENCE

Nov 5 12 46 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 08763